



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-260: To authorize the special use of the property known as 604 South Belmont Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 4, 2021

PETITIONER

Mark Baker-Baker Development Resources

LOCATION

604 South Belmont Avenue

PURPOSE

To authorize the special use of the property known as 604 South Belmont Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to subdivide a lot into four lots and construct three single-family detached dwellings and maintain one single-family detached dwelling, within an R-4, Single Family Detached Residential District. The application does not meet the permitted feature requirements within the R-4 including lot area, width, coverage, height, and yards requirements. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Plan pertaining to the single-family housing types within the Residential Land Use category, including the approximate 8 units per acre density of the housing proposed.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the addition of off-street parking provided for each new dwelling.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Carillon neighborhood at the corner of South Belmont Avenue and Rueger Street. The property is currently a 22,825 sq. ft. (.524 acre) parcel of land and is improved with a 1,592 sq. ft., two story dwelling constructed in 1937.

Proposed Use of the Property

The applicant is proposing a Special Use Permit which would authorize the construction of three single-family detached dwellings and would also maintain one single-family detached dwelling, within an R-4, Single Family Detached Residential District.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as neighborhoods "...consisting primarily of single family houses on large or medium sized lots more homogeneous in nature." The recommended development style for this use is housing "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary uses include single-family houses, accessory dwelling units, and open space.

Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

Zoning and Ordinance Conditions

The property is currently under R-4 Single-Family Residential zoning requirements. The proposal does not meet certain feature requirements for the R-4 District including lot area, width, coverage, height, and yards requirements.

The special use permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as up to four single-family detached dwellings, substantially as shown on the Plans.
- b) No fewer than one off-street parking space per dwelling unit shall be provided for the Special Use.
- (c) The height of the Special Use shall not exceed the height as shown on the Plans.
- (d) All building materials, elevations, and site improvements shall be substantially as

shown on the Plans. Building siding materials shall consist of brick or cementitious siding.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the newly constructed single-family dwellings of the Special Use, the subdivision of up to four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

All adjacent and nearby properties are within a combination of same R-4 and R-5 Single-Family Residential Districts. The property is in close proximity to the Downtown Expressway and to John B. Cary Elementary School. A mix of single-family residential and institutional land uses are present in the vicinity.

Affordability

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less, to avoid a housing cost burden.* Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the two housing units are projected to be affordable to households making approximately 100% of, or equal to the Area Median Income (AMI).**

**(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

*** (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

Neighborhood Participation

Staff notified area residents and property owners and the Carillon Civic Association of the proposed Special Use Permit. To this date, staff has not received a letter of support or opposition for this application.

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