



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-118: To amend Ord. No. 91-220-208, adopted Jul. 8, 1991, which authorized use of the properties known as 1704 and 1706 Floyd Avenue, containing 4847.82 square feet located on the north side of Floyd Avenue between Vine Street and Allen Avenue, being more completely described as follows: beginning at a point being 43.00 feet west of the west line of Vine Street, thence fronting 37.58 feet in a westerly direction along the north line of Floyd Avenue and extending back 129.00 feet between parallel lines, parallel to the west line of Vine Street, to the south line of a 10.75 foot wide east-west public alley, to be split into two separate lots, for the purpose of a two-family dwelling on each property, to authorize a third dwelling unit at 1706 Floyd Avenue, together with accessory parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 1, 2020

PETITIONER

Kent Ruffin

LOCATION

1706 Floyd Avenue

PURPOSE

To amend and reordain Ord. No. 91-220-208, adopted July 8, 1991, which authorized use of property known as 1704 and 1706 Floyd Avenue for the purpose of a two-family dwelling on each property, to authorize a third dwelling unit at 1706 Floyd Avenue, together with accessory parking, upon certain terms and conditions

SUMMARY & RECOMMENDATION

The applicant is requesting an amendment to a Special Use Permit which would authorize the renovation of a basement of a two-family dwelling into a third dwelling unit. The current R-6 Single-Family Attached Residential zoning does not allow for multi-family uses on this property. The property is also subject to a special use permit (Ord. No. 91-220-208) which authorized a lot split from 1704 Floyd Avenue for the purpose of a two-family dwelling on each separate parcel. This amendment would allow for a multi-family use on the 1706 Floyd Avenue property.

Staff finds that the proposed addition of a third unit into the existing two-unit building is in keeping with the historic pattern of development in the area, and the Master Plan's goals of providing residential choices within the Fan District.

Staff further finds that the Special Use Permit amendment will further the City's goals of providing affordable housing options within walking distance of daily needs and amenities.

Staff further finds that the proposed amendment would not pose an undue burden on the availability of on-street parking in the area.

Staff also 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 amendment 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 Amendment request.

FINDINGS OF FACT

Site Description

The subject property consists of a .056 acre (2,423 SF) parcel of land improved with a two-family dwelling constructed, per tax assessment records, in 1915. The property is located in the Fan neighborhood of the Near West planning district, on Floyd Avenue between North Vine Street and North Allen Avenue.

Proposed Use of the Property

The applicant is requesting an amendment to a Special Use Permit which would authorize the renovation of a basement of a two-family dwelling into a third dwelling unit.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. The density of the proposed use of 1706 Floyd Avenue would be approximately 54 units per acre.

Specifically for the Fan neighborhood, the Master Plan states "The Fan is a neighborhood which exists much as it has since the early 1900's. It is identified on the on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities)" (p. 233).

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Zoning and Ordinance Conditions

The current zoning for this property is R-6- Single Family Attached Residential.

The City's Zoning Administration reviewed the application and provided the following comments:

ZONING AND USE: The property currently consists of one lot of record improved with a two-family dwelling. This is the result of a previous SUP (Ord. No. 91-220-208) to split a four (4) unit multi-family building on one lot into two, two-family dwellings each on their own lot. The proposal is to construct a third dwelling unit in the basement of the existing building with no expansion of

the building creating a three-unit multi-family dwelling. The R-6 district does not allow multi-family dwellings. A Special Use Permit is required to be adopted by City Council to authorize this use.

R-6 FEATURE REQUIREMENTS: Lot area, width, yard, and lot coverage requirements are specific in the R-6 district for single-family and two-family residential development and other permitted uses and are not applicable for this Special Use Permit request. However, it should be noted that no expansion of the existing building is being proposed.

PARKING: A multi-family dwelling with one main building on a lot of record should provide one off street space per dwelling unit.

REFUSE AREA: Not requisite to this review.

SIGNAGE: Not requisite to this review.

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

2(b) That the lots shall be used as a two-family dwelling ~~[on each lot]~~ at 1704 Floyd Avenue and a multifamily dwelling, containing no more than three units, at 1706 Floyd Avenue, together with accessory parking;

(c) That four parking spaces shall be provided at the rear of the properties; (two at the rear of 1704; two at the rear of 1706);

(d) That facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works;

(g) That in all other respects, the two properties shall be subject to applicable zoning regulations.

(j) The dwelling unit located in the basement level of 1706 Floyd Avenue shall not be used as a short term rental unit.

Surrounding Area

All surrounding properties are located within the same R-6 Residential District as the subject property. A mix of single, two-, and multi-family residential, mixed-use, institutional, commercial, and open space land uses are present in the vicinity.

Affordability

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.*

The applicant has provided estimated range of rents for 2 bedroom and 1 bedroom units. Both the 2 bedroom and 1 bedroom units will be affordable to individuals who make below the Area Median Income (AMI). The units are estimated to be below 60% of AMI.

**(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)*

Neighborhood Participation

Staff notified area residents, property owners, and the Fan District Association of the proposed amendment. Staff has received a letter of no opposition for this application from the Fan District Association.

Staff Contact: Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734.