



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2021-321: To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 6, 2021

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

918 North 35th Street

PURPOSE

To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting split the existing lot, which contains one single-family detached dwelling, and construct a new single-family detached dwelling on the new lot. The two proposed lots do not meet the lot area and lot width requirements of the R-5 Single Family Residential District. Additionally, the proposed dwellings do not meet the side yard (setback) requirement from the proposed property line. A special use permit is therefore required.

Staff finds that the proposed single-family dwelling is consistent with the recommendations of Richmond 300. The property has a land use designation of Neighborhood Mixed-Use. Single- and two-family dwellings are primary uses recommended in Neighborhood Mixed-Use. The proposed building aligns with the existing house, features a covered front porch with Richmond rails that is supported by brick columns, and is predominantly finished with Hardie Plank siding.

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.

FINDINGS OF FACT

Site Description

The subject property consists of a single parcel of land that has a lot area of 7,516 square feet (0.173 acres) and is currently improved with one two-story single-family detached dwelling that has a floor area of approximately 1,900 square feet.

Proposed Use of the Property

The proposed Special Use Permit would authorize creating a new lot in order to construct an additional single-family detached dwelling on the new lot.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

The property is also in a location identified as a "micro node" on the Richmond 300 Nodes Map, which is a notable place in a neighborhood that provides goods and services primarily to the immediate residents but also may attract visitors.

Zoning and Ordinance Conditions

The subject property is located within the R-5 Single Family Residential District. While the proposed single family dwellings are uses permitted in the R-5 District, the lot area and lot widths for the proposed lots do not meet the minimum requirements of 6,000 square feet and 50 feet, respectively, for the R-5 District. Additionally, the proposed side yard (setback) from the each dwelling to the new interior lot line do not meet the minimum requirement of five feet (5') for the R-5 District. If adopted the ordinance would impose the following conditions on the property:

- (a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- (b) One parking space shall be required for each dwelling, substantially as shown on the Plans.
- (c) All building materials and site improvements shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) Prior to the issuance of a certificate of occupancy for the Special Use, the division of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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. The applicant intends to sell the new dwelling at market rate. * Based upon the affordability threshold, the median household income for the Richmond region, and the estimated price of the fee simple units provided by the applicant, the single-family dwelling is projected to be affordable to households making between 89% and 100% of 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)*

Surrounding Area

The predominant land use in the vicinity is single family dwellings, however the Oakwood Arts Center is located directly to the east, across N 35th Street, and a church is located one half block to the west. All surrounding properties are also located within the R-5 Single-Family Residential District.

Neighborhood Participation

Staff notified area residents and property owners, as well as Church Hill Central Civic Association. Staff has not received any letters of support or opposition.

Staff Contact: Richard Saunders Senior Planner, Land Use Administration, 804-646-5648