



## CITY OF RICHMOND

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

**Ord. No. 2021-327:** To authorize the special use of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

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

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#### **PETITIONER**

Mark Baker - Baker Development Resources

#### **LOCATION**

509 Lincoln Avenue and 511 Lincoln Avenue

#### **PURPOSE**

To authorize the special use of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject properties are located in the R-5 Single-Family Residential zoning district and contain a single-family dwelling. The proposal calls for the subdivision of the property in order to construct single-family detached dwellings on two new lots that would not conform to the lot feature requirements of the zoning district where they are located. Therefore a special use permit is requested.

Staff finds that the proposed development would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Residential where the proposed single-family dwellings are a primary use.

The existing block consists primarily of single-family detached dwellings. Staff finds that the proposed single-family detached dwellings is in keeping with the character of the existing area, particularly the historic pattern of development for the neighborhood.

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

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject properties are located on the southeast corner of Lincoln and Moss Side Avenues. They are each 50 feet wide and contain 5,749 square feet of area. The zoning ordinance defines a lot as “a single lot of record or a combination of contiguous lots.” As such the two properties known as 509 and 511 Lincoln Avenue are considered one lot.

The subject properties, as well as the surrounding neighborhood were annexed into the city from Henrico County in 1942. Prior to annexation the land where the neighborhood is located was platted as a subdivision containing lots 25 feet wide and 115 feet deep. In order to meet the lot area requirements of the city’s R-5 Single-Family Residential District, lots were combined to create properties with sufficient street frontage and lot area.

### **Proposed Use of the Property**

The proposed development would create one lot that is 50 feet wide with 5,749 square feet of area and two 25 foot wide lots each with 2,875 square feet of area. The single-family dwelling located on the 50 foot wide lot will remain and two new single-family detached dwellings are proposed for the new lots. The density of the development would be approximately 11 dwelling units per acre.

### **Master Plan**

The City’s Richmond 300 Master Plan designates the property for Residential uses. Neighborhood consisting primarily of single-family houses on large or medium-sized lots more homogeneous in nature.

Development Style: Houses 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.

Mobility: Bicycle, pedestrian, and transit 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.

Intensity: 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: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

### **Zoning and Ordinance Conditions**

The Property is currently located within the R-5 Single-Family Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

(a) The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided for the Special Use. Each such parking space shall be accessible from the rear alley.

(c) All building materials, elevations and site improvements, including landscaping, 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 any certificate of occupancy for the second single-family detached dwelling, the subdivision of the Property into three 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.

### **Surrounding Area**

All properties surrounding the subject property are located within the same R-5 Single-Family Residential Zoning District. Within the area of the subject property, properties are improved with single-family dwellings.

### **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 rental price of \$900 per month provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

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

### **Neighborhood Participation**

Staff notified area residents and property owners and the Washington Park Civic Association. A letter of opposition from an adjacent property owner has been received.

**Staff Contact:** David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036