CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

Ord. No. 2021-364: To authorize the special use of the property known as 2511 Porter Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To:	City Planning Commission
From:	Land Use Administration
Date:	January 18, 2022

PETITIONER
Mark Baker - Baker Development Resources

LOCATION
2511 Porter Street

PURPOSE
To authorize the special use of the property known as 2511 Porter Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION
The subject property is located in the R-6 Single-Family Attached Residential zoning district. The proposal calls for the construction of a two-family detached dwelling on a lot that does not conform to the feature requirements of the R-6 Single-Family Attached Residential zoning district. Therefore a special use permit is requested.

Staff finds that the proposed development, which is a permitted use in the underlying R-6 zoning district, would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use for the subject property is Residential, where the proposed two-family detached dwelling is a secondary use.

Staff finds that the proposed two-family detached dwelling, which would have the appearance of a single-family dwelling, is in keeping with the character of the existing area and historic pattern of development.

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.

FINDINGS OF FACT

Site Description
The subject property is located midblock on the northern side of Porter Street between Clopton and West 25th Streets. The subject property is 30 feet wide with a depth of 130 feet for a total area of 3,900 square feet. The subject property is similar to, and compatible with, other properties in the neighborhood.

Proposed Use of the Property
The proposed development would consist of a two-family dwelling two-story structure that will read as a single-family dwelling from the street.

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 of 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-6 Single-Family Attached 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 a two-family detached dwelling, substantially as shown on the Plans.

(b)   No less than two off-street parking spaces accessible from the rear alley shall be provided on the Property.

(c)   All building materials, elevations, 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)   The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

Surrounding Area
All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential Zoning District. Within the area of the subject property, properties are improved primarily 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 Swansboro Neighborhood Association. No letters of support or opposition have been received.

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