



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-049: To amend and reordain Ord. No. 2021-017, adopted Feb. 22, 2021, which authorized the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, to instead authorize up to 34 single-family attached dwellings and three two-family dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 21, 2022

PETITIONER

Brian K. Jackson – Hirschler Fleischer

LOCATION

2525, 2613, and 2701 Belt Boulevard

PURPOSE

To amend and reordain Ord. No. 2021-017, adopted Feb. 22, 2021, which authorized the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, to instead authorize up to 34 single-family attached dwellings and three two-family dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to amend a current Special Use Permit which originally authorized 36 single-family attached dwellings with off-street parking, to authorize 34 single-family attached dwellings, and 3 two-family dwellings with off-street parking. An amendment to the existing 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 6.6 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 proposed 81 on-site parking spaces provided.

Staff further finds that the proposal provides opportunities for increasing the City's stock of affordable housing as recommended by the Plan's Objective 14.3 "Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years". As the units within the proposed development are to be sold as affordable, this project helps to achieve this objective.

Staff further finds that the proposal provides opportunities for the City to increase the overall area of natural open space within a designated Chesapeake Bay Resource Protection Area, which

assists in achieving the Richmond 300 Plan's Objective 16.4 to "Increase green stormwater infrastructure", as the proposal has designated the parcel at 2525 Belt Boulevard as "open space (tree preservation)".

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, continue to be 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 Amendment request.

FINDINGS OF FACT

Site Description

The subject properties consist of vacant parcels that are a combined 6 acres. 2.63 acres of which will be preserved as wooded open space. The properties are located in the Cherry Gardens neighborhood along Belt Boulevard between the Formex Street and Terminal Avenue.

Proposed Use of the Property

The applicant is proposing an amendment to an existing Special Use Permit which would authorize 34 single-family attached, and 3 two-family attached dwelling units.

Master Plan

The City's Richmond 300 Plan designates a future land use for this property as Residential. Residential land uses are 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)

The portion of the property included as open space is designated by the Plan as Industrial which includes manufacturing and "...Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution. The arrangement of structures, parking and circulation areas, and open spaces should recognize the unique needs of industrial users. Industrial areas have a design aesthetic that buffers industrial uses from other

adjacent uses. Pedestrian, bicycle, and transit access is accommodated. Bike parking is provided. Parking lots and parking areas are located to the rear of street-facing buildings. Vehicle entrances are located off alleys or secondary streets. One to three stories with exceptions for unique building features relating to that industrial use.”

Primary Uses: Industrial and open space.

Secondary Uses: Retail/office/personal service. (p. 68)

Zoning and Ordinance Conditions

The properties are currently zoned R-4 (Single-Family Residential) and are subject to the conditions from Ordinance 2021-017.

The subject property is zoned in the R-4 (Single-Family Residential) district. The proposal is to construct thirty-four (34) new single-family attached dwellings and three (3) two-family attached dwelling for a total of forty (40) dwelling units on site. Since this is a revision to an existing SUP Ord. No. 2021-017 and single and two-family attached dwellings are not a permitted principal use in the R-4 district a Special Use Permit will be required to authorize this use.

Subdivision: A formal subdivision approved by City Planning Commission will be required to create the at least thirty-eight (38) lots (37 lots for dwellings and residual common area) shown on the submitted plans.

The amended special use permit would impose the following changes to the conditions within the ordinance:

3(a) The Special Use of the Property shall be as up to ~~[36]~~ 34 single-family attached dwellings and three two-family dwellings, substantially as shown on the Plans.

(b) No less than one and a half parking ~~[space]~~ spaces per dwelling shall be provided for the Special Use ~~[and may be provided through the use of driveways or on-street parking]~~, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Cementitious siding and brick shall be permitted siding materials.

(d) The height of the Special Use shall not exceed ~~[the height]~~ two stories, substantially as shown on the Plans.

(g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to ~~[36]~~ 37 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

The properties are within a large segment of R-4 Single Family Residential zoning. A mix of single-family residential, with some industrial and vacant 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 pricing provided by the applicant, the rental units are projected to be affordable to households making between approximately 35% to 73% of 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 Deerbourne and Cherry Creek Civic Associations of the proposed Special Use Permit Amendment. Staff has not received any letters of support or opposition for this application.

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