



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-052: To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached 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

5311, 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road

PURPOSE

To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to amend a current Special Use Permit which originally authorized 65 single-family attached dwellings with off-street parking, to authorize 73 single-family attached dwellings with off-street parking, and would change the proposed architectural style of the units.

Staff finds that the proposal would remain to 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 10 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 addition of off-street parking provided.

Staff further finds that the proposal provides opportunities for increasing the City's stock of affordable housing as recommended by the Richmond 300 Plan.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, would 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 310,017 SF, or 7.1 acres. The property is a part of the Swanson neighborhood, with frontage on Warwick Road between Hodges Road and Hull Street Road.

Proposed Use of the Property

The applicant is proposing an Amendment to an existing Special Use Permit which would authorize 73 single-family attached dwelling units.

Master Plan

The City's Richmond 300 Plan designates a future land use for the Warwick Road properties as Residential. 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 Plan designates a future land use for the 5300 Rear Hull Street property as Corridor Mixed-Use. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium-high-density, pedestrian and transit-oriented development. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses include Single-family houses, institutional, and government.

The subject property is within the general area of the Hull/Warwick Neighborhood Node. The Richmond 300 vision for this node is: "The Node at Hull Street and Warwick Road is currently developed with small, single-use commercial structures and strip commercial centers supporting drugstores, small markets and auto-related businesses. The surrounding residential neighborhoods are composed of a mix of housing stock including single-family homes, a large apartment complex, and a manufactured home park. In the future, this Node can serve as a strong entrance into the city and function as a town and family entertainment center with mixed-use developments to include residential units and neighborhood serving commercial uses. Future development should encourage high-quality design and an urban form with medium-scale buildings that are located closer to the street with parking located in the rear in shared lots. The intersection of Hull Street and Warwick Road should be anchored on each corner by mixed-use buildings that are designed to enhance the "nodal" feeling of the area. Housing options at varying affordability levels should be provided throughout the Node by supporting and improving the existing housing stock and encouraging the construction of new housing units. Creative open space opportunities should be considered including in the form of smaller pocket parks or plazas. Pedestrian safety improvements including adequate sidewalks and lighting should be prioritized to improve the pedestrian experience." (C-11)

Zoning and Ordinance Conditions

The properties are currently under R-4 Single-Family and R-48 Multifamily Residential zoning requirements, and are subject to special use permit ordinance (Ord. No. 2021-018). The Zoning Administration has reviewed the application and has found no zoning issues with the proposed amendment.

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 ~~[65]~~ 73 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer 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 and 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. Vinyl siding shall not be a permitted building material.

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

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(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 ~~[65]~~ 73 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.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Most properties to the East are within the same R-4 District. A portion of the subject properties is also adjacent to the Hull Street corridor which is largely zoned B-3 General Business District. A mix of single- and multi-family residential, vacant, and commercial 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 fee simple units are projected to be affordable to households making approximately at, and greater than, 44% 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)*

Neighborhood Participation

Staff notified area residents, property owners, and the Greater Woodstock Area Civic Association of the proposed Special Use Permit amendment. Staff has not received a letter of support or opposition for this application.

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