



CITY OF RICHMOND

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

Ord. No. 2022-096: To authorize the special use of the property known as 1403 1/2 Spotsylvania Street for the purpose of two single-family attached dwellings with off-street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 4, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1403 1/2 Spotsylvania Street

PURPOSE

To authorize the special use of the property known as 1403 1/2 Spotsylvania Street for the purpose of two single-family attached dwellings with off-street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-family Attached Residential zoning district. Single-family attached dwellings are permitted uses in this zoning district. However not all lot features of the zoning district can be met as proposed. Therefore a special use permit has been requested.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Neighborhood Mixed-Use land use category including the varied lot sizes and building heights.

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 inclusion of four off-street parking space.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is primarily single-family dwellings with yards.

Staff 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 dwelling unit

proposed is projected to be affordable to households that are below 80% of the Area Median Income, this application helps to achieve this objective.

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 request.

FINDINGS OF FACT

Site Description

The vacant subject property is located on the eastern side of Spotsylvania Street between Littlepage and Redd Streets, and an alley runs along the rear. It has 37 linear feet of street frontage, a depth of 134 feet for a total of 4,757 square feet.

Proposed Use of the Property

The proposed use of the property is two single-family attached dwellings. The density of the proposed development is approximately 20 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Neighborhood Mixed Use which is viewed as "...highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." These areas feature 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. Regardless of use, buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, 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: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

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

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-6 (Single Family Attached Residential). The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-412.4c. Unit width

No individual attached dwelling unit shall be less than 16 feet in width, provided that the average width of all units attached with a series shall be not less than 20 feet.

Zoning Issue: The unit widths for both single family attached dwellings is 15 feet.

Development conditions will be imposed by the special use permit ordinance, including:

3(a) The Special Use of the Property shall be as a two single-family attached dwellings with off-street parking, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(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.

(f) Prior to the issuance of a certificate of occupancy for the Special Use, the establishment 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.

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.

(e) The Owner shall make improvements within the right-of-way, including the installation of a new sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Surrounding properties are located in the same R-6 district as the property in question, with some B-2 Community Business and R-53 Multifamily residential to the east and south, respectively. Single family detached and attached residential is the dominant land-use 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 unit is projected to be affordable to households making approximately 80% of the Area Median Income (AMI) affordability threshold**

**(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 the Unity Civic League Neighborhood Association and area residents and property owners about this application. Staff has not received any letters of support or opposition.

Staff Contact: Jonathan Brown, PDR, Land Use Division, 804-646-5734