



CITY OF RICHMOND

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

Ord. No. 2022-093: To authorize the special use of the properties known as 1204 and 1206 North 19th Street for the purposes of up to six single-family attached dwellings, upon certain terms and conditions.

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

PETITIONER

Elderhomes Corporation

LOCATION

1204 and 1206 North 19th Street

PURPOSE

To authorize the special use of the properties known as 1204 and 1206 North 19th Street for the purposes of up to six single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in R-6 Single-family attached zoning district. Proposed is a plan to subdivide the property and construct six single-family attached dwellings in groups of two. The proposed new lots do not meet the lot feature requirements of the zoning district where they will be located. Therefore a special use permit amendment is requested.

Staff finds that the proposed development is generally consistent with the historic pattern of development in the area and the recommendations of the Richmond 300 master plan. The property has a land use designation of Neighborhood Mixed Use. Single-family dwellings are a primary use recommended in this category, and the 2,094 square foot parcels fall within the recommended range of 1,500 to 5,000 square feet. The proposed development would contribute to the availability of affordable housing in the city.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of on-site parking spaces and proximity to transit.

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 properties are located midblock of North 19th Street between R Street and Fairmont Avenue. The vacant properties contain approximately 12,579 square feet.

Proposed Use of the Property

The proposed Special Use Permit would allow the construction of six single-family attached dwellings in groups of two, with each lot containing 2,094 square feet of area each. Off-street parking would be provided at the rear of the property and would be accessed via alley.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: 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.

Mobility: 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The subject property is located in the R-6 Single-Family Attached Residential District where

single-family attached homes are permitted uses. Section 30412.4(2) states that single-family attached dwellings shall be located on lots not less than 2,200 square feet and lot width not less than 16 feet. The lots meet the required width but do not meet the minimum lot area requirement.

If adopted, the Special Use Permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as up to six single-family attached dwellings, substantially as shown on the Plans.
- (b) No less than one parking space shall be provided per dwelling unit, substantially as shown on the Plans.
- (c) All building materials and elevations shall be substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed 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.

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 will be affordable to households earning 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)*

Surrounding Area

Properties to the north, south and east are located in the same R-6 Single-Family Attached zoning district as the subject property. Properties located to the west, across an alley, are in the R-53 Multifamily Residential District.

Neighborhood Participation

Staff notified area residents and property owners, as well as the New Visions Civic League of East End. No letters of support or objection have been received.

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