



CITY OF RICHMOND

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

Ord. No. 2022-342: To authorize the special use of the property known as 4860 Warwick Road for the purpose of up to 16 single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

4860 Warwick Road

PURPOSE

To authorize the special use of the property known as 4860 Warwick Road for the purpose of up to 16 single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit for the purpose of for the purpose of sixteen (16) single-family attached dwellings, within an R-4 Single Family Residential zoning district. The proposed use is not permitted within the R-4 zoning district. A Special Use Permit is therefore required.

Staff finds that the proposed single-family attached development is generally consistent with the recommendations of the Master Plan's Residential land use designation and would provide additional residents to support the development of the micro node.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of parking within the development.

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 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 property consists of a vacant 62,116 sq. ft. (1.4 acre) parcel of land. The property is located in the McGuire Manor neighborhood, on Warwick Road between Broad Rock Boulevard and Allwood Avenue.

Proposed Use of the Property

Sixteen (16) single-family attached dwellings with parking and open space.

Master Plan

The City's Richmond 300 Plan designates a future land use for the properties as Residential. Residential land uses are neighborhoods "...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 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.

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. (p. 54)

The proposed density of the project is approximately 11 units per acre.

The property is also within the micro node at Warwick Road and Broad Rock Boulevard. Micro nodes are described as notable places within a neighborhood that generally provide goods and services to the immediate residents but may attract visitors. Nodes are places in Richmond that can...accommodate additional growth in jobs [or] population.

Zoning and Ordinance Conditions

The proposed use does not conform to section 30-408.1, Permitted principal uses. R-4 Single-Family Residential does not permit Single-Family Attached residential units.

The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as up to 16 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than 22 parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to 16 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.

Surrounding Area

The properties are within a larger R-4 Single Family Residential District. A mix of single-family detached residential, multi-family, commercial, open space, and governmental uses are found in the vicinity of the subject property.

Affordability

The median household income for the Richmond region is currently \$71,223 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 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 proposed units are projected to be affordable to households making approximately 53% of the Area Median Income (AMI) affordability threshold** These units are projected to be affordable to more than half of the Richmond region's households.

**(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates)*

*** (Based upon Virginia Housing 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. Staff has not received a letter of support or opposition for this application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734