



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-369: To authorize the special use of the property known as 3206 Delaware Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2023

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3206 Delaware Avenue

PURPOSE

To authorize the special use of the property known as 3206 Delaware Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings, which use, among other things, is not currently allowed by the City's current zoning regulations sections 30-412.4(2)a, 30-412.4(2)b, 30-412.4(2)c, and 30-710.1(2) regarding density, lot area, unit width, and off-street parking, respectively. A Special Use Permit is therefore required.

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 Residential land use category including single-family dwellings.

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, or two-family dwellings, with yards.

Staff further finds that the proposed development is within the allowable height maximum of the underlying zoning, and the upper floor is stepped back to minimize the massing of the proposed dwelling.

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, with an amendment to the ordinance to include the following condition: No off-street parking shall be required for the Special Use.

FINDINGS OF FACT

Site Description

The property is located in the North Highland Park neighborhood on Delaware Avenue between Meadowbridge Road and Pollock Street. The property is currently a 3,690 sq. ft. (.09 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is two single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Residential use which is viewed as 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 density of the proposed development is approximately 12.5 units per acre.

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.

DENSITY

Sec. 30-412.4(2)a. The average density within a development site shall not exceed ten dwelling units per acre.

The proposed density is approximately 22 units per acre.

LOT AREA

Sec. 30-412.4(2)b. Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area.

The two lots have an area of 1,814 sq. ft. and 2,137 sq. ft.

UNIT WIDTH

Sec. 30-412.4(2)c. No individual attached dwelling unit shall be less than 16 feet in width.

The width of the two proposed units is 14.17 feet in width.

OFF-STREET PARKING

Sec. 30-710.1(2). Dwelling, single-family attached – 1 one off-street space required

No off-street parking spaces are provided

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

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

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

(c) The height of the Special Use shall not exceed three stories, 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) Prior to the issuance of any certificate of occupancy for either one of the dwellings of the Special Use, the establishment of two residential lots on the Property, 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) All improvements and work within the public right-of-way, including a new street tree, substantially as shown on the Plans, shall be (i) completed in accordance with the requirements of the Director of Public Works.

Surrounding Area

Surrounding properties are located in the same R-6 district as the properties in question. Single-family residential is the dominant land-use in the vicinity, with two-family uses present as well.

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 76% 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

The City notified area residents and property owners, and the Highland Park Plaza Civic Association about this application. To this date the City has not received any letters of support or opposition from the Association or nearby residents.

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