



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-021: To authorize the special use of the property known as 5114 Salem Street, for the purpose of three single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2024

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

5114 Salem Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize three (3) single-family detached dwellings within an R-5 Single-Family Residential District. While the use is permitted the property does not meet the current requirements for section 30-410.4 regarding lot area and width. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposed three single-family detached dwellings are well aligned with the goals of the Residential land use category, and that the proposed lot area and lot width are similar to existing properties within the Fulton neighborhood.

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 is located in the Fulton neighborhood on Salem Street between Williamsburg Road and Nelson Street. The property is a 15,750 square foot (0.36 acre) parcel of land.

Proposed Use of the Property

Three (3) single-family detached dwellings

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (p. 54)

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.

The proposed density is 3 units per .36 acres, or 8 units per acre.

The proposed is also within the Fulton Neighborhood Node. These Nodes are defined as centers "...with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions." (p. 24) The Fulton Node has the following goals:

- Rezone the Fulton Node in accordance with the Future Land Use Map to allow a mix of uses and incorporate form-based requirements.
- Explore the creation of signature public art at this gateway.
- Improve pedestrian and bike infrastructure through Fulton.
- Implement high-frequency transit along Williamsburg Road to the airport with a transit stop at Government Road and Williamsburg Road. (p. C-27)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential District. The proposed use does not conform to the following sections of the Zoning Ordinance:

Sec. 30-410.4: Lot area and width

Single-family dwellings in the R-5 District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

Lot areas of 5,250 sq. ft. and lot widths of 35 ft. are proposed

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

- The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans.
- Six off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to three 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.
- 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.
- The Owner shall make improvements within the right-of-way, including new street trees along Salem Street, 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

All properties to the east, south and west are located primarily within the same R-5 Zone as the property in question with properties to the north and northeast are zoned B-2 Community Business. The area is primarily single-family detached residential with some commercial uses present in the vicinity.

Affordability

Median Family Income Richmond region = \$109,400 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$32,820 per year

= \$2,735 per month

*(U.S. Department of Housing and Urban Development, 2023)

Neighborhood Participation

Staff notified nearby residents and the Greater Fulton Civic Association of the proposed Special Use Permit. To this date, staff has received a letter of support for this application from the Association.

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