



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-050: To authorize the special use of the property known as 2510 Lynhaven Avenue for the purpose of a multifamily dwelling containing up to 50 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 5, 2024

PETITIONER

Jen Surber

LOCATION

2510 Lynhaven Avenue

PURPOSE

The applicant is requesting a Special Use Permit for a multifamily dwelling containing up to 50 dwelling units. The subject property is located in the OS – Office Service District, which does not permit the dwelling use. Additionally, district requirements regarding height and internal landscaping cannot be met. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that this proposal contributes to the Richmond 300 Master Plan goal to create 10,000 new affordable housing units over the next 10 years (RVA 300, 2020) by providing 50 new affordable housing units.

Staff further finds that the proposal supports Objective 14.5, which highlights the need to “encourage more housing types throughout the city” to support a mix of incomes.

Staff finds that the underlying Office Service zoning of the subject property allows certain uses which would be incompatible with the surrounding residential neighborhood. Moreover, the subject property would be adjacent to existing multifamily developments to the north and across Lynhaven Avenue to the west.

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 Windsor neighborhood between Dallas Avenue and Concord Avenue. The vacant parcel is 171,511 square feet or about 4 acres.

The current zoning for the property is OS Office-Service District. Properties to the west of the site are zoned R-5. Properties to the north are zoned R-53. Properties to the east are zoned M-1.

Proposed Use of the Property

Multifamily dwelling containing up to 50 dwelling units.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (Richmond 300, p. 54, 2020).

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.

Zoning and Ordinance Conditions

The current zoning for this property is OS - Office-Service District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-450.1. – Dwelling uses are not permitted in this district

The proposal is for 50 dwelling units.

Sec. 30-450.6. – Maximum permitted height is 35 feet.

The proposed height is around 37 feet tall.

Sec. 30-710.14. (2) - Within parking areas and parking lots containing 100 or fewer parking spaces, landscaped islands shall be located so that no more than 15 parking spaces are situated in a continuous row.

17 parking spaces are in a continuous row.

This special use permit would impose development conditions, including:

- (a) The Special Use of the Property shall be as multifamily dwelling containing up to 50 dwelling units, substantially as shown on the Plans. Amenity spaces, including a

ground-level outdoor amenity space labeled “Park/Recreation Area,” substantially as shown on the Plans, shall be provided.

- (b) No more than 71 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (c) No fewer than 13 long-term bicycle parking spaces and no fewer than 2 short-term bicycle spaces shall be provided on the Property.
- (d) The height of the Special Use shall not exceed 3 stories, substantially as shown on the Plans.
- (e) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.
- (f) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are primarily residential, including multifamily residential.

Affordability

The median household income for the Richmond region is currently \$109,400 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$32,820 per year, or \$2,735 per month, or less, to avoid a housing cost burden. Rental estimates are not yet available for this project.

**(U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Regional)*

Neighborhood Participation

Staff notified area residents, property owners, the Bellmeade Civic Association and the Richmond Highway Association. A letter of opposition was received from the Richmond Highway Association. The developer has since met with the association and the association has expressed to Staff that they would like to change their position to support the project. Staff is waiting for official documentation of this.

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