



## CITY OF RICHMOND

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

**Ord. No. 2018-307:** To authorize the special use of the property known as 1204 North 30th Street for the purpose of up to four two-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 3, 2018

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#### **PETITIONER**

Mark Baker – Baker Development Services

#### **LOCATION**

1204 North 30<sup>th</sup> Street

#### **PURPOSE**

To authorize the special use of the property known as 1204 North 30th Street for the purpose of up to four two-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to construct four two-family attached dwellings. The property is currently located in the R-6, Single-Family Attached zoning district. The proposal would not meet the minimum lot area and lot width requirements for the R-6 district. A special use permit is therefore required.

Staff finds that the proposed infill development is of like density and use, as compared to the surrounding area, and is consistent with the residential land use recommendation of the Master Plan.

Staff finds that the proposed use will not pose an undue burden on the availability of on-street parking in the area.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The proposed development is located in the Church Hill North neighborhood in the East Planning District, on North 30th Street between R Street and S Street. The property is comprised of 0.3 acres (12,925 SF) and is currently unimproved. The area is currently undergoing redevelopment.

### **Proposed Use of the Property**

The applicant is proposing to construct four, two-family attached dwellings.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density land use which includes, "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133). The density of the proposed development would be approximately 27 units per acre.

A guiding land use principle for the East Planning District is infill development of like density and use is appropriate (p. 166).

### **Zoning and Ordinance Conditions**

The property is currently located in the R-6, Single Family Attached zoning district. The special use permit ordinance would impose development conditions, including:

3(a) The use of the Property shall be as up to four two-family dwellings, substantially as shown on the Plans.

(b) Ten off-street parking spaces shall be provided 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 the height 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.

4(e) The Owner shall make improvements within the right-of-way, including installation of a new sidewalk and street trees along North 30th Street, substantially as shown on the Plans.

### **Affordability**

Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the proposed housing units are projected to be affordable to households making below the Area Median Income (AMI). (U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

### **Surrounding Area**

All adjacent properties are located within the same R-6 District as the subject property. A mix of

residential, vacant and some institutional, office and commercial uses are present in the vicinity.

**Neighborhood Participation**

The Church Hill Central Civic Association has not expressed opposition to this request.

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