



CITY OF RICHMOND

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

Ord. No. 2018 - 306: To authorize the special use of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and a portion of M Street, for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 7, 2019

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

623 North 30th Street and 3001, 3005, and 3009 M Street
A portion of North 30th Street and a portion of M Street

PURPOSE

To authorize the special use of the properties known as 623 North 30th Street, 3001, 3005, and 3009 M Street, and a portion of North 30th Street and a portion of M Street, for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development consisting of three single family attached dwellings and the renovation of an existing structure to return it to a single family attached use would not meet current lot area and lot coverage requirements of the underlying R-63 Multifamily Urban Residential District. 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 housing types and traditional urban form within a Mixed-Use Residential area.

Staff further finds that the proposal would 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.

FINDINGS OF FACT

Site Description

The subject property consists of four (4) contiguous parcels, including the addresses of 621 and 623 N 30th Street, 3001 M, 3005 M, and 3009 and 3011 M Street. All parcels, combined, total 7,903 SF, or .17 acres of partially improved land. The existing 2-story, vacant building on 623 & 621 N 30th Street is 1,110 SF. The remaining three (3) parcels are currently vacant. All parcels are a part of the Church Hill neighborhood in the East Planning District.

Proposed Use of the Property

Under the current proposal, the historic two-family dwelling at 623 North 30th Street would be renovated and the lot would be divided to establish the structure as two single-family attached dwellings. Three new single-family attached dwellings would be constructed at 3001, 3005, and 3009 M Street, which are currently unimproved. The proposed density of the development would be approximately 29 units per acre.

A companion ordinance to this special use permit would authorize the vacation of existing City right-of-way so that the existing structure on 623 North 30th Street would no longer encroach into the right-of-way.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential (MUR) uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." (City of Richmond, Master Plan). No residential density is proposed for this designation.

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-63 (Multi-family Urban Residential). Additional conditions will be imposed by the amended ordinance, including:

3(a) The Special Use of the Property shall be as up to five single-family attached dwellings, substantially as shown on the Plans. Residential accessory structures customary to single-family dwellings may also be located on the Property.

(b) Two off-street parking spaces shall be provided for the use of the Property, substantially 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 be substantially 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.

(f) Prior to the issuance of any final certificate of occupancy for the Special Use, the establishment of five residential lots, substantially as shown on the Plans and survey attached to this ordinance, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

4(e) The Owner shall make improvements within the public right-of-way, substantially as shown on the Plans, including three four-foot sidewalks from the proposed dwellings to the existing sidewalks along M Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties to the west of the subject property are zoned R-63, Multifamily Urban Residential. Properties to the south are located within the R-8 Urban Residential District. Properties to the North and East are zoned R-6 Single-Family Attached. Nearby properties are also within the City's Church Hill Old & Historic District.

A mix of residential (single, two, and multifamily), vacant, office, commercial, mixed use, and institutional land uses are present in the vicinity.

Neighborhood Participation

The City has received a letter of support for this project.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making at or below the Area Median Income (AMI)*

(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)

**(VHDA.com, For fee simple units, does not include taxes, insurance, and private mortgage insurance costs)*

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