



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-122: To authorize the special use of the property known as 804 North 22nd Street for the purpose of a multifamily dwelling containing up to four dwelling units and a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 20, 2019

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

804 North 22nd Street

PURPOSE

To authorize the special use of the property known as 804 North 22nd Street for the purpose of a multifamily dwelling containing up to four dwelling units and a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The Property is zoned R-63 Multifamily Urban Residential. The R-63 district permits single-family detached dwellings, provided that the dwellings are located on lots containing at least 3,000 square feet of lot area. A four-unit multifamily dwelling would require 4,000 square feet of lot area in the R-63 district. Splitting the lot as proposed would create one lot of 2,955 square feet at 804 N 22nd Street, and a vacant lot containing 2,110 square feet that will be known as 802 N. 22nd Street and improved with a single-family detached dwelling. The R-63 district requires a side yard setback of three feet for single-family dwellings and a side yard setback of five feet for multi-family dwellings. The proposed lots will not meet these required setbacks. As the proposed development does not meet R-63 lot area requirements and side yard setbacks, a special use permit is required.

Staff finds that the proposed special use would be consistent with the master plan recommendations and the intent of the R-63 District.

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 a 5,065 SF (.12 acre) parcel of land on North 22nd Street between Cedar Street and Burton Street. The property contains a two-story 2,100 square foot structure containing four dwelling units. The property is located in the Union Hill neighborhood of the East Planning District, and is also located within the Union Hill City Old & Historic District.

Proposed Use of the Property

The proposed development will consist of a newly constructed single-family detached dwelling and the existing multi-family dwelling. The parcel is not provided with alley access and no on-site parking will be provided.

Master Plan

The City of Richmond's Master Plan designates the subject property for Mixed Use Residential uses. Primary uses in this category include "office, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another." (See page 134, Richmond Master Plan.) No residential density is specified for this land use category.

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

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 zoned R-63 Multifamily Urban Residential. This district permits single-family detached dwellings, provided that the dwellings are located on lots containing at least 3,000 square feet of lot area. A four-unit multifamily dwelling would require 4,000 square feet of lot area in the R-63 district. Splitting the lot as proposed would create one lot of 2,955 square feet at 804 N 22nd Street, and another lot of 2,114 square feet at 802 N 22nd Street. 804 N 22nd Street would be occupied by the existing multifamily dwelling while 802 N 22nd Street would be a vacant lot for the proposed single-family dwelling. The residential density of the proposed development would be approximately 42 units per acre.

The R-63 district requires a side yard setback of three feet for single-family dwellings and a side yard setback of five feet for multi-family dwellings. Consistent with the prevailing lot pattern in the area, which includes many attached dwellings and dwellings with minimal setbacks, the proposed layout would not meet these required setbacks. A setback of three feet is proposed along the interior lot line for the existing multi-family dwelling building. The proposed single-family detached

dwelling would be provided an interior side yard setback of 1.7 feet. As the proposed development does not meet R-63 lot area requirements and the side yard setbacks along the interior lot line, a special use permit is required

The intent of the R-63 district is to encourage development of medium-density neighborhoods comprised of a mix of residential uses and to promote a pedestrian-oriented urban environment that is primarily residential in character.

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

-The Special Use of the Property shall be as a multifamily dwelling containing up to four dwelling units, indicated as "No. 804" on the Plans, and a single-family detached dwelling indicated as "No. 802" on the Plans, all substantially as shown on the plans.

-The height of the Special Use shall not exceed the height as shown on the Plans.

-All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

-All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

-Off-street parking shall not be required for the Special Use.

-Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the survey referred to in section 2(a) of this ordinance and the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

All properties surrounding the subject property are located within the same R-63 Multi-Family Urban Residential zoning district as the subject property. A mix of residential, community facilities, parking areas, and vacant land uses predominate the vicinity of the subject property.

Neighborhood Participation

No letters of support or opposition have been received from the community or neighboring property owners for this application.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036