



CITY OF RICHMOND

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

Ord. No. 2019-177: To authorize the special use of the property known as 3205 P Street for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 15, 2019

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3205 P Street

PURPOSE

To authorize the special use of the property known as 3205 P Street for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions.

SUMMARY AND RECOMMENDATION

The subject property referenced as 3205 P Street consists of a 13,282 SF (.305 acre) corner parcel of land with 80 feet of street frontage along P Street and 165 feet of frontage along North 33rd Street and is located in the Church Hill North neighborhood of the East Planning District. The property is located in the R-6 Single-Family Attached Residential District. The property is currently vacant with no impediments to development.

Under the requirements of the R-6 Single-Family Attached Residential District the property could be developed with a maximum yield of six single-family attached dwelling units as a matter of right. The applicant wishes to develop the property with eight single-family attached dwelling units. The development proposal containing eight dwelling units does meet the minimum lot area, front yard setback, lot coverage, nor off-street parking required by the Zoning Ordinance for this district. Therefore, a special use permit is required.

Staff finds the proposal is generally in keeping with the historic pattern of development in the area and would contribute to the ongoing revitalization of the area. The proposed infill development would be a continuation of residential use at a density within the range of densities exhibited in the area, as recommended by the Master Plan.

Staff finds that the subject property is a corner parcel which would utilize on-street parking along P Street and North 33rd Street.

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 this special use permit request.

FINDINGS OF FACT

Site Description

The subject property referenced as 3205 P Street consists of a vacant 13,282 SF (.305 acre) corner parcel of land with 80 feet of street frontage along P Street and 165 feet of frontage along 33rd Street, and no alley access. The property is located in the Church Hill North neighborhood of the East Planning District.

Proposed Use of the Property

The proposal calls for the subdivision of the subject property into eight new parcels upon which will be built eight single-family attached dwelling units.

Master Plan

The City of Richmond's Master Plan designates the subject property for single-family (medium density.) Primary uses in this category are single-family and two-family dwellings, both detached and attached at densities of 8 to 20 units per acre. The proposed development would have a net density of 26 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning Ordinance and Conditions

The property is located in the R-6 Single-Family Attached Residential District. Relief from the regulations noted below will be required via the Special Use Permit in order to allow construction of the single-family attached dwellings as proposed.

Sec. 30-412.4. - Lot area and width; density; unit width

- Single-family attached dwellings shall be located on lots of not less than 2,200 square feet;

The proposed development calls for lots averaging 1,610 square feet in area.

Sec. 30-412.5. – Yards

- Front yards shall have a depth of not less than 15 feet to adjacent public streets.
The four proposed properties fronting N. 33rd Street have a front yard depth of 10 feet.

Sec. 30-412.6. – Lot coverage

- Lot coverage shall not exceed 55 percent of the lot.
The lot coverage of each proposed property is 57 percent.

Sec. 30-710.1. Parking

- One off-street parking space shall be provided for each single-family attached dwelling.
The site plan provides no off-street parking for any of the proposed properties.

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

- 3(a) The Special Use of the Property shall be as up to eight single-family attached dwellings, substantially as shown on the Plans.
- (b) Off-street parking spaces shall not be required for the Special Use.
- (c) The height of the Special Use shall not exceed the height shown on the Plans.
- (d) All building materials and elevations shall be substantially as shown on the Plans.
- (e) Bicycle storage areas shall be provided substantially as shown on the Plans.
- (f) Storage areas for waste and recycling containers shall be provided substantially as shown on the Plans. The waste and recycling container storage areas shall be screened so as not to be visible from any public right-of-way.
- (g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (h) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to eight residential lots, substantially as shown on the survey referenced in section 2(a), shall be accomplished by obtaining subdivision approvals
- 4(e) The Owner shall make improvements within the right-of-way including the construction of a new sidewalk along North 33rd Street and the installation of street trees along North 33rd Street and P Street, substantially as shown on the Plans.

Standard conditions also apply.

Surrounding Area

All properties in the vicinity are also within the R-6 Single-Family Attached Residential District. Within the area of the subject property are a number of vacant properties. Improved properties contain a mixture of single-family and multi-family structures.

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 above the Area Median Income (AMI)* *(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)* **(VHDA.com - For fee simple units with 20% down payment. Does not include taxes and private mortgage insurance costs)*

Neighborhood Participation

Letters of opposition and letters of support, including a letter of support from the Church Hill Central Civic Association, have been received in regard to this application.

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