



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-299 - To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multifamily dwelling containing up to 15 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2019

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

1200 North 28th Street

PURPOSE

To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multifamily dwelling containing up to 15 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to rehabilitate and adapt an historic church building into a 15-unit multifamily building at 1200 North 28th Street. The property is located in the M-1 Light Industrial Zoning District, which does not permit multifamily buildings as a principal use. A special use permit is therefore required.

Staff finds the proposed special use permit would support the stabilization of the neighborhood through the revitalization of an architecturally significant building that will provide additional housing options for the area.

Staff finds that the property is generally in close proximity to the existing transit network and there is generally an adequate supply of on-street parking in the area.

Staff finds that the proposed multi-family use is generally consistent with recent development patterns for adaptive re-use of buildings for multi-family residential use in the vicinity.

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 parcel totaling 7,980 SF (.18 acres) of land and was originally a place of worship. The property is a part of the Church Hill North neighborhood in the East Planning District, located at the intersection of North 28th Street and R Street.

Proposed Use of the Property

The proposed development will consist of fifteen multi-family dwelling units within the existing, historic structure. Historic features such as the iron fence along R Street will be preserved and additional landscaping will be discussed during building permit review.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium Density land use. Primary uses are 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. The density of the proposed development would be approximately 83 units per acre.

The Plan 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).

Additional language within the Master Plan supports the application goals. The plan states within the East Planning District's "Land Use Policies and Strategies" that "Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood."(p. 169).

Also for the East District, the Plan states there is "a continued need...to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/Chimborazo, and Farimount neighborhoods" (p. 163).

Zoning and Ordinance Conditions

The current zoning for the subject property is M-1 Light Industrial. The proposed special use permit will impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 15 dwelling units, substantially as shown on the Plans.

(b) No off-street parking shall 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, elevations, and site improvements shall be substantially as shown on the Plans.

(e) Parking for no fewer than four bicycles shall be provided on the Property, substantially as shown on the Plans.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the public right-of-way, including the installation of a brick sidewalk, tree lawn, and seven street trees along R Street and North 28th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Properties to the north and west are zoned R-6 Single-Family Attached Residential. Properties directly adjacent to the east are zoned M-1 Light Industrial. Properties to the south are zoned R-63 Multi-Family Urban Residential. A mix of residential (single-, two-, and multi-family), institutional, vacant, commercial, and government land uses are present in the area. Multi-family properties to the east along North 28th Street range from 24 to 43 units per acre.

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)*

Neighborhood Participation

Staff has received a letter of support from the Church Hill Central Civic Association.

Staff Contact: Jonathan Brown, PDR, Land Use Administration 646-6384