



## CITY OF RICHMOND

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

**Ord. No. 2019-344:** To authorize the special use of the property known as 1000 West Franklin Street for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 6, 2020

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#### **PETITIONER**

David Johannas – Johannas Design Group

#### **LOCATION**

1000 West Franklin Street

#### **PURPOSE**

To authorize the special use of the property known as 1000 West Franklin Street for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The Special Use Permit would allow a multi-family development within an R-6 Single-Family Attached zoning district. The application calls for the conversion of a historic building and new infill development over an adjacent parking lot to be used for a combined total of 18 multi-family dwelling units with off-street parking, which would not be permitted by the underlying zoning. A Special Use Permit is therefore required.

Staff finds the proposal would be a redevelopment project that would preserve an historic building and re-establish the streetscape by replacing surface parking along Franklin Street with historically appropriate new construction.

Staff finds that the proposal is consistent with the range of varying housing styles and residential densities found in the Fan neighborhood, is aligned with the City's continued efforts of supporting projects that offer housing choices that are affordable to Richmond's rental market, and would increase "eyes-on-the-street" for this portion of Franklin Street.

Staff finds that the proposed use 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.

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## **FINDINGS OF FACT**

### **Site Description**

As a part of the West Franklin Street City Old and Historic District, the subject property consists of a 12,451 SF (.30 acre) parcel of land improved with a three-story, historic building constructed, per tax assessment records, in 1895 as a single-family dwelling. The property is located in The Fan, adjacent to the Monroe Park Campus of VCU, at the corner of West Franklin and North Harrison Streets.

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

The applicant is proposing to use the property for multi-family dwellings containing an aggregate of up to 18 dwelling units, 17 parking spaces to the rear of the building, and bike storage. The proposed use is a companion development to the adjacent site at 1006 West Franklin Street, which was approved in 2019 for a special use permit (Ord. No. 2019-207) for a multi-family dwelling containing up to four dwelling units within an historic structure.

### **Master Plan**

The City's Master Plan recommends the property to be developed as Single-Family Medium Density. 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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. The density of the proposed development of the subject property would be approximately 60 units per acre.

Specifically for the Fan neighborhood, the Master Plan states "The Fan is a neighborhood which exists much as it has since the early 1900's. It is identified on the on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities). (p. 233).

### **Zoning and Ordinance Conditions**

The property is currently located in the R-6 Single-family Residential zoning district. The following condition, among others, would be imposed by the special use permit ordinance:

- 3(a) The Special Use of the Property shall be as multifamily dwellings containing an aggregate of up to 18 dwelling units, substantially as shown on the Plans.
- (b) Seventeen off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) Exterior storage for a minimum of nine bicycles and interior storage for a minimum of 18 bicycles shall be provided on the Property, 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.

(f) 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.

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 right-of-way, including removing the driveway apron and replacing it with a curb and sidewalk to match the existing curb and sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Affordability**

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

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

### **Surrounding Area**

Properties to the west and south are within the same R-6 District as the subject property. Properties to the north are located in the B-4 Central Business District. Properties to the east are located in the R-73 Multi-Family Residential District. A mix of single- and multi-family residential, institutional, office, mixed-use, and commercial land uses are present in the vicinity.

### **Neighborhood Participation**

Staff has received a letter of no opposition for this application from the Fan District Association.

**Staff Contact:** Jonathan Brown, Land Use Administration 804-646-6304