



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2019-302: To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multi-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Mark Kronenthal

LOCATION

1620 Park Avenue

PURPOSE

To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multi-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed Special Use Permit is intended to authorize multi-family use of a two-story dwelling, which is not a permitted use by the underlying zoning of the property. The property has a history of multi-family use and the applicant proposes to reduce the number of units from five to four and is seeking to make improvements to the interior of the building. The applicant has provided updated plans clarifying the internal layout of the building.

Staff finds the proposal would be consistent with the historic uses of the property and historic pattern of development and uses for the area, as recommended by the Master Plan, but at a lesser degree of intensity and with less impact to on-street parking in the area.

Staff finds that the proposal will provide housing option for residents that seek housing within walkable communities that are in close proximity to transit and service options.

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, with an amendment to incorporate the updated plans, dated January 15, 2020.

FINDINGS OF FACT

Site Description

The subject property consists of a 3,859 SF (0.09 acre) parcel of land currently improved with a two story, 4,876 SF multi-family dwelling and is a part of the Fan neighborhood in the Near West Planning District. The property is located at the center of the Park Avenue block bound by Stuart Circle and North Allen Avenue. Constructed in 1910, the building has been a five-unit multi-family dwelling since the 1950s.

Proposed Use of the Property

Multi-family dwelling containing up to four dwelling units.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family (Medium-Density) land use which includes, "...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 (City of Richmond, Master Plan, p.133). If approved, the density of the parcel would be reduced from approximately 56 to 44 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).

For the Near West End Planning District, the Plan states, "Most of what exists is correct and appropriate" (p. 230).

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 Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities) and commercial uses to serve the area. While the Land Use Plan map does not provide specific details regarding the exact location of each type and density of residential and commercial uses, it is intended to reflect the importance of maintaining such a mix in this urban residential neighborhood" (p. 233).

Zoning and Ordinance Conditions

The property is currently located in the R-6 Single Family Attached Residential zoning district.

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

3(a) The Special Use of the Property shall be as a multi-family dwelling containing no more than four dwelling units, substantially as shown on the Plans.

(b) No off-street parking shall be required for the property; provided, however, that for as long as the property is located within any residential restricted parking district established pursuant to

Chapter 27, Article VI, Division 3 of the Code of the City of Richmond (2015), as amended, each lease for each dwelling unit authorized by this ordinance shall include language that restricts applications by tenants to the City for parking permits such that the aggregate total of parking permits for all dwelling units on the property is no more than six. The Owner shall (i) enforce such lease language, (ii) submit to the Zoning Administrator a copy of each lease for each dwelling unit upon full execution thereof, and (iii) notify the Zoning Administrator upon the termination of any tenant's lease.

(c) 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.

Surrounding Area

All adjacent and nearby properties are located within the same R-6 Single Family Residential District as the subject property. A mix of single-, two- and multi-family land uses, with some commercial land uses, are present in the vicinity.

Affordability

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

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

Neighborhood Participation

Staff has received letters of opposition for this application, including on from the Fan District Association, as well as a petition of opposition, and letters of support.

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