



## CITY OF RICHMOND

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

**Ord. No. 2020-033:** To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multifamily dwelling containing up to five dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 18, 2020

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#### **PETITIONER**

Zack Kennedy, Cheney's Creek, LLC

#### **LOCATION**

2007 Cedar Street

#### **PURPOSE**

To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multifamily dwelling containing up to five dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposal is to build a multi-family dwelling containing five residential units on a vacant property located in the R-63 Multi-Family Urban Residential District. As proposed, the structure will not meet the required lot area and setback requirements of the zoning district. A special use permit is therefore required.

Staff finds that the proposed residential development would be generally consistent with the land use recommendations of the Master Plan, historic pattern of development of the area, and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff finds that the proposed development 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**

The subject property is a vacant 3,310 SF (.076 acre) parcel of land located midblock on the south side of Cedar Street, between Mosby Street and North 21st Street. An alley extends adjacent to the eastern property line. It is within the Union Hill neighborhood and the City's East Planning District.

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

The proposed special use will be a multi-family building that would contain 3 one-bedroom units and 2 two-bedroom units. Each dwelling unit will have an off-street parking space, outdoor living area, and bicycle storage. The elevations of the proposed building were reviewed and approved by the city's Commission of Architectural Review.

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### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Mixed-Use Residential uses. Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. No residential land use is specified for this land use recommendation.

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).

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)

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 and Ordinance Conditions**

For the R-63 Multi-Family Urban Residential District, the zoning ordinance states that multi-family dwellings shall be no less than 4,000 square feet in total area and that there shall be no less than 1,000 square feet for each dwelling unit. A side-yard setback of at least five feet is also required.

The proposed five unit multi-family dwelling would be located on a lot containing 3,310 SF in area and would meet the 3' side yard standard for single- and two-family dwellings, but not the 5' side yard standard for multi-family buildings. A special use permit is therefore required.

The property is located within the city's Union Hill Old and Historic District. As such, all plans must be reviewed, and approved, by the Commission of Architectural Review (CAR). The proposed multi-family dwelling was approved by the Commission on March 26, 2019.

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

- a) The Special Use of the Property shall be as a multifamily dwelling containing up to five dwelling units, substantially as shown on the Plans.
- b) The height of the Special Use shall not exceed the height as shown on the Plans.
- c) No fewer than five off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.
- e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

### **Surrounding Area**

All properties surrounding the subject property are located within the same R-63 Multi-Family Urban Residential District. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached, single-family attached, and multi-family structures.

### **Affordability**

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.\* The applicant provided an estimated rent for one bedroom units at \$1000 per month, and the estimated rent for the two bedroom units is \$1200. Both the 2 bedroom and 1 bedroom units will be affordable to individuals who make below the Area Median Income.

*\*(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates*

### **Neighborhood Participation**

Adjacent property owners, residents, and the Union Hill Civic Association were notified of the proposal. Letters of support have been received from individuals.

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