



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-127: To authorize the special use of the properties known as 1201 North 31st Street and 1201 ½ North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 15, 2020

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1201 and 1201 ½ North 31st Street

PURPOSE

To authorize the special use of the properties known as 1201 North 31st Street and 1201 ½ North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to construct two single-family attached dwellings with off-street parking. Under current R-6 Single-Family Attached Residential zoning standards, the proposal would not meet the minimum unit width requirements. A special use permit is therefore required.

Staff finds that the width of the units are consistent with the overall pattern of development in the area and meet the overall goals of the master plan in regards to the medium density residential land use category.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 properties consist of two 2,232 sq. ft., or .05 acre, unimproved parcels of land. The proposed dwellings are located in the Church Hill North neighborhood in the East Planning District, on North 31st Street near its intersection with R Street.

Proposed Use of the Property

The applicant is proposing to construct two single-family attached dwellings with parking to the rear.

Master Plan

The City of Richmond's 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" (p.133). The density of the proposed dwellings would be approximately 20 units per acre.

The Plan also states that "infill development of like density and use is appropriate" The proposed infill of a new single-family detached dwelling, that follows historic architectural typologies of the neighborhood, will help to achieve this goal (p. 166). 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).

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).

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-6 Single-Family Attached Residential.

The City's Zoning Administration reviewed the application and provided the following comments:

ZONING AND USE: This request is to build two single-family attached dwellings, which is permitted by right, provided that current zoning requirements are met. According to the Assessor's records, the properties are both 18' wide by 124' in depth or 2232 square feet and are currently unimproved. The R-6 Single-Family Attached Residential District requires a lot area of 2200 square feet and a unit width of not less than 16' in width for single-family attached dwellings.

LOT AREA AND WIDTH: The minimum lot requirement for single-family attached dwellings is 2200 square feet lot area and 16' in width for each unit. Zoning Issue: The lot area, as proposed will be met. However, the unit width of 14.67' is deficient of what is required per Sec. 30-412.4.2(c).

YARDS: Yard regulations in the R-6 single-family attached residential district is as follows:

(2) Single-family and two-family attached dwellings and buildings accessory thereto. Yards for single-family and two-family attached dwellings and buildings accessory thereto shall be as follows:

a. Front yard setback. A depth of not less than 15 feet is required, or as determined by setbacks of adjacent properties within 100 feet. No Zoning Issue per plans submitted.

c. Rear yard setback. A depth of not less than five feet is required. No Zoning Issue per plans submitted.

LOTS AND LOT AREAS: Lots recorded prior to effective date of requirements

d. Side yards for attached dwellings on lots of substandard width. In the R-6 district, a single-family or two-family attached dwelling at the end of a series of attached units and located on a lot less than 50 feet in width recorded prior to the effective date of the ordinance from which such requirements are derived shall have a side yard of not less than ten percent of the width of the lot, but in no case less than three feet. No Zoning Issue per plans submitted.

LOT COVERAGE: Lot coverage in the R-6 single-family attached residential district must be equal to or less than 55 percent of the area of the lot. No Zoning Issue per plans submitted.

DRIVEWAYS FROM STREETS: No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such lot. No Zoning Issue per plans submitted.

HEIGHT: No building or structure in the R-6 single-family attached residential district shall exceed 35 feet in height. No Zoning Issue per plans submitted.

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

3(a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

(e) No less than two off-street parking spaces shall be provided, substantially as shown on the Plans.

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 the installation of a street tree and removing the existing curb cut, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Surrounding properties are within the same R-6 District. A mix of residential, vacant and some institutional, office, and commercial land uses are present in the vicinity.

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.*

Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the two housing units are projected to be affordable to households making below the Area Median Income (AMI).**

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

*** (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed Special Use Permit. Staff has received a letter from the Church Hill Central Civic Association expressing no position on this application at this time.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration 804-646-5734