



CITY OF RICHMOND

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

Ord. No. 2020-144: To conditionally rezone the properties known as 3307 Cutshaw Avenue and 3311 Cutshaw Avenue from the R-48 Multifamily Residential District to the R-63 Multifamily Urban Residential District (Conditional), upon certain proffered conditions.

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

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3307 and 3311 Cutshaw Avenue

PURPOSE

To conditionally rezone the properties known as 3307 Cutshaw Avenue and 3311 Cutshaw Avenue from the R-48 Multifamily Residential District to the R-63 Multifamily Urban Residential District (Conditional), upon certain proffered conditions.

SUMMARY & RECOMMENDATION

The applicant has requested to rezone the aforementioned properties for infill development that follows the requirements of the R-63 Multi-Family Urban Residential District.

Staff further finds that the proposed rezoning is appropriate given the intent of the R-63 District, and the Pulse Corridor Plan's zoning category recommendations, the walkable proximity to the corridor's Cleveland Station and commercial destinations in the Scott's Addition neighborhood.

Staff finds that with the planned addition of off-street parking for the proposed new units, that this rezoning will not place an undue burden on the availability of on-street parking in the community.

Therefore, staff recommends approval of the conditional rezoning request.

FINDINGS OF FACT

Site Description

The subject properties consist of a combined 15,568 SF (.36 acre) of improved land located in the Museum District neighborhood of the Near West Planning District, on Cutshaw Avenue between Tilden Street and Roseneath Road. Each parcel is improved with a four-unit multi-family dwelling.

Proposed Use of the Property

The proposed rezoning would accommodate infill development in the form of a two-family dwelling located to the rear of each parcel, along the alley.

Pulse Corridor Plan

The City of Richmond's Pulse Corridor Plan designates a future land use category for this property as Transitional. These areas provide a gradual transition between intense commercial areas and primarily single-family residential areas. Landscaping, screening, setbacks, gradual transition of intensity or type of use, and other site design approaches should be used to create a transition. The scale and type of uses will vary in order to transition to the adjacent residential neighborhood. Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Potential future zoning districts: R-8, R-63, UB, UB-2, others as appropriate.

The Transitional use south of W. Broad Street creates a buffer zone with medium density commercial and multi-family uses between the intense uses along W. Broad Street and the dense residential neighborhood to the south. (Richmond Pulse Corridor Plan, p. 54 "*Future Land Use*")

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-48 Multi-family Residential District. This property is located within the West of the Boulevard Design Overlay District.

Pursuant to the Zoning Ordinance, the intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood. The district regulations are also intended to promote a streetscape that is urban in character by requiring minimal building setbacks uninterrupted by parking areas along principal street frontages, and to enhance public safety and encourage an active pedestrian environment appropriate to the residential character of the district by providing for windows in building façades along street frontages. Finally, the district regulations are intended to ensure adequate accessible parking, safe vehicular and pedestrian circulation, and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages. (City of Richmond Zoning Ordinance, 2020, Sec. 30-419.1)

The Secretary to the Urban Design Committee reviewed the application and determined that this project will not require formal UDC review. According to the West of the Boulevard Design Overlay Districts Design Guidelines new buildings that do not face the main street, and are not visible from the main street (Cutshaw) do not require review.

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

- 1. The applicant's report states that an additional building with two (2) dwelling units would be constructed on each lot after the rezoning. Each lot contains over 7,000 square feet of area and six (6) dwelling units per lot would be in compliance with the R-63 lot area and width requirements. A plan of development would be required for the proposed new buildings and parking areas. Six (6) parking spaces are shown (with no width dimensions) on each lot to satisfy the R-63 multi-family parking requirement. Each of the proposed parking areas must comply with Sec. 30-710.12 concerning the improvement of parking areas and lots.*
- 2. There are some general proposals submitted with the rezoning application that show the location of the buildings but not all of the necessary information pertaining to yards, open space, building height, or dimensions of parking spaces are shown. There are no building elevations or floor plans submitted. Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.*
- 3. The proposed rezoning would not take the existing building use out of compliance with current zoning regulations. Without the benefit of a building plans this office is not able to make a determination as to conformance with current zoning feature requirements or any which would become nonconforming.*
- 4. All R-63 district and zoning regulations are applicable.*

The rezoning would impose proffered conditions on the property, including:

1. Density. Each parcel shall contain a maximum of 6 units comprised of an existing four (4) unit multi-family dwelling and one (1) newly constructed two-unit multi-family dwelling.
2. Building Material. Every main building hereinafter constructed on the Property shall have exposed exterior walls (above grade and exclusive of trim) of brick, brick veneer, cementitious siding, stucco, synthetic stucco (E.I.F.S.), or a combination of the foregoing unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, by the Director of Planning at the time of Plan of Development review. Further, any main building façade facing the alley frontage shall have exposed exterior walls (above grade and exclusive of trim) of brick or brick veneer.
3. Screening of Parking and Refuse Areas. Parking areas and areas used for the deposit and collection of trash or refuse shall be located and screened with opaque structural fencing not less than four (4) feet in height substantially as shown on the attached site plan entitled "3305-3311 Cutshaw Ave, Richmond VA, 23230", prepared by Ratio, PC and dated April 29, 2020.
4. Porches and Patios. An exterior unenclosed porch or patio not less than sixty (60) square feet in area shall be provided for the use of each dwelling unit hereinafter constructed.

Surrounding Area

The property is located in the R-48 Multi-family Residential District, as are parcels to the east, south, and west. Parcels to the north, across Cutshaw Avenue, are located in the UB-2 Urban Business District. A mix of multi-family, two-family, and single-family residential, commercial, and office uses are present in the vicinity of the subject property.

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.*

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

Estimated pricing information is not available.

Neighborhood Participation

Staff notified area residents, property owners, and the Museum District Association of the proposed rezoning. Staff has received a letter from the Museum District Association expressing no opposition to this application at this time.

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