



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-276: To authorize the special use of the property known as 3026 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 18, 2021

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

3026 North Avenue

PURPOSE

To authorize the special use of the property known as 3026 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property contains a lot area of approximately 5,400 square feet and is improved with a two story vacant residential building. While the R-6 Single Family Attached Residential District permits two family detached dwellings, the lot area and lot width requirements are not met for the proposed use.

Staff finds that the proposed two-family dwelling is consistent with the recommendations of Richmond 300. The property has a land use designation of Residential. Two-family dwellings are a secondary use recommended for the Residential land use category. Secondary uses are recommended along major streets, and the portion of North Avenue that abuts the property is designated as a "Major Residential Street." Additionally, the property falls within the "Brookland Park" Regional/National Node, which is envisioned to continue to regain population to support commercial uses along Brookland Park Boulevard. The applicant also intends to rent the two units to Section 8 voucher recipients, which helps achieve Object 14.1 of Richmond 300, which is to "increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."

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.

FINDINGS OF FACT

Site Description

The subject property consists of a single parcel of land that has a lot area of 5,400 square feet (0.124 acres) and has recently been renovated into a two-family dwelling. The current owners purchased the property without the knowledge that the previous owner was not issued a building permit to establish the two-family use of the property.

Proposed Use of the Property

The proposed Special Use Permit would legalize the use of the property as a two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings, institutional, and cultural. Secondary uses may be found along major streets.

The portion of North Avenue that abuts the property is designated as a "Major Residential Street."

The property falls within the Brookland Park Regional/National Node. This area is envisioned to continue to regain population and to have empty storefronts fill with neighborhood serving businesses. Street landscaping will grow and new public art will recognize the unique character of this commercial corridor.

Zoning and Ordinance Conditions

The subject property is located within the R-6 Single-Family Attached Residential District. While the R-6 District permits two-family detached dwellings, the lot area and lot width requirements are not met for the proposed use. If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) No fewer than two off-street parking spaces shall be provided for the Special Use, which parking spaces shall be accessed off of the public alley that abuts the Property.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Affordability

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less, to avoid a housing cost burden. The applicant intends to rent the units to Section 8 voucher recipients. In order to qualify to receive Section 8 vouchers, the income of the renter must not exceed 50% of the area median income.

Surrounding Area

The property and properties to the east, west, north and south are located within the R 6 Single Family Attached Residential District. The property is within a residential neighborhood, and both single family and two family residential dwellings are located within the block.

Neighborhood Participation

Staff notified area residents and property owners, as well as the North Barton Heights Association and the North Central Civic Association. Staff has received a letter of opposition from the North Barton Heights Association and a letter of support from the North Central Civic Association.

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