



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-280: To authorize the special use of the property known as 3310 Richmond-Henrico Turnpike for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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

PETITIONER

Baker Development Resources

LOCATION

3310 Richmond-Henrico Turnpike

PURPOSE

To authorize the special use of the property known as 3310 Richmond-Henrico Turnpike for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. Single-family dwellings are permitted uses in this zoning district provided that certain lot feature requirements are met. The lot that will contain the proposed single-family dwelling is 18 feet wide. A minimum lot width of 50 feet is required for a single-family dwelling in the R-5 Single-Family Residential District. Therefore a special use permit is required.

Staff finds that the proposed use is consistent with the recommendations of Richmond 300. The recommended land use is Residential. The proposed single-family dwelling is a primary use recommended in the Residential land use category.

The existing block consists primarily of single-family detached dwellings. Staff finds that the proposed two-story single-family detached dwelling would complement the character of the existing area with a full front porch that will engage the street.

Staff finds that the proposed use includes off-street parking and 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.

FINDINGS OF FACT

Site Description

The vacant 2,340 square foot subject property is located midblock on the western side of the Richmond-Henrico Turnpike between Hazelhurst Avenue and Pollock Street. The property has 18 feet of street frontage and is 130 feet deep.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of a new detached single-family dwelling. The proposed two-story structure will be a traditional urban design that is complementary to the surrounding dwellings on the block and in the neighborhood. Parking and waste receptacle storage would be located in the rear of the property and is accessed by an alley.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses. 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, pedestrian, and transit 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 up to 5,000 to 20,000+ sq. ft. 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 (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The Property is currently located within the R-5 Single-Family Residential District. Zoning Administration recommended approval of this request without comment.

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 single-family detached dwelling, substantially as shown on the Plans.
- (b) No less than one parking space shall be provided on the Property, which shall be accessed from the alley to the rear of the Property.
- (c) All building materials and elevations shall be substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed the height shown on the Plans.

Surrounding Area

All properties surrounding the subject property are located within the same R-5 Single-Family Residential zoning district. Within the area of the subject property, properties are improved with single-family detached dwellings.

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.* Based upon the median household income for the Richmond region and the estimated sales price of the home provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

**(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

Neighborhood Participation

Staff notified area residents and property owners and the Providence Park Civic Association. Staff received one letter of opposition against the project.

Staff Contact: David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036