



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-295: To authorize the special use of the properties known as 2200 Carrington Street and 2202 Carrington Street for the purpose of a mixed-use building containing up to nine dwelling units and commercial uses, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 1, 2021

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

2200 & 2202 Carrington Street

PURPOSE

To authorize the special use of the properties known as 2200 Carrington Street and 2202 Carrington Street for the purpose of a mixed-use building containing up to nine dwelling units and commercial uses, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to authorize the special use of the properties known as 2200 and 2202 Carrington Street for the purpose of a mixed-use building with up to nine dwelling units and commercial uses, upon certain terms and conditions. The property is located in an R-63 Multifamily Urban Residential District. The proposed number of dwelling units exceeds what is permitted in the R-63 district based on the lot area requirement. The lots size permits up to four dwelling units under the R-63 designation, and the applicant is requesting to allow up to nine dwelling units. Additionally, the side yard (setback) and parking requirements are not met with the proposal. The side yard (setback) along the eastern property line is 5', and 3'1" proposed. The parking requirement is 9 parking spaces and 3 off-street parking spaces are proposed. Therefore, a special use permit is necessary to authorize the proposed mixed use building. The corner commercial use meets the requirements of the R-63 district.

Staff finds that the proposed uses are consistent with the recommendations of Richmond 300. The property has a land use designation of Neighborhood Mixed-Use. The proposed multi-family use (3-10 units) is a primary use for Neighborhood Mixed-Use. The land use description calls for a "small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." With few other commercial uses in the immediate vicinity, the proposed neighborhood-serving commercial use helps achieve this vision. The building is proposed to be constructed as two attached buildings. The tallest portion of the building is located at the corner, with a taller (14') floor-to-floor story height for the commercial space and five dwelling units located on the first through third floors. The shorter portion of the building facing Carrington Street features a covered front porch to better relate to residential buildings further east on that block. The ordinance requires that secure bike parking be provided on-site. New brick sidewalk with planters is being installed from the building to the property line, and new concrete sidewalk is

being added along Carrington Street. Quality building materials are proposed, including brick and hardiplank siding, and cornice and brackets establish a cornice line that is a common features of houses in the surrounding neighborhoods.

Staff finds that the special use would not pose an undue burden on the availability of on-street parking in the area, due to the provision of on-site parking spaces, bicycle parking, and the availability of mass transit 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 subject property consists of two parcels of land that contain a combined lot area of 4,599 square feet (0.106 acres) and is currently unimproved. The property is located at the border of the Fairmount and Union Hill neighborhoods, at the northeast corner of the N 22nd Street and Carrington Street intersection.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of a new three-story mixed-use building with 9 dwelling units and a small corner commercial space.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular

access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The property is located in an R-63 Multifamily Urban Residential District. The proposed number of dwelling units exceeds what is permitted in the R-63 district based on the lot area requirement. The lots size permits up to four dwelling units under the R-63 designation, and the applicant is requesting to allow up to nine dwelling units. Additionally, the side yard (setback) and parking requirements are not met with the proposal. The side yard (setback) along the eastern property line is 5', and 3'1" proposed. The parking requirement is 9 parking spaces and 3 off-street parking spaces are proposed. 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 mixed-use building containing up to nine dwelling units and commercial uses, substantially as shown on the Plans.
- (b) A minimum of three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans. One of the required spaces may have dimensions for a compact vehicle.
- (c) A minimum of two bicycle racks shall be provided for the Special Use, either on the Property or within the sidewalk of the adjacent rights-of-way as approved by the Director of Public Works in accordance with applicable laws and regulations.
- (d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- (e) All building materials and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (f) All mechanical equipment, including heating, ventilation, and air conditioning units, 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 at market rate.

Surrounding Area

The portion of Carrington Street that abuts the property to the south forms the border between the Union Hill and Fairmount neighborhoods. A recently constructed duplex is located directly to the north of the property, with mostly single family dwellings located within that same block. A mixture of single family and multi-family uses are located to the east and west of the property along Carrington Street, and a mixture of single family, two family, multi-family and corner commercial uses are located to the south along Venable Street in the Union Hill neighborhood. All surrounding properties are also located within the R-63 Multi-Family Urban Residential District.

Neighborhood Participation

Staff notified area residents and property owners, as well as the New Visions Civic League of East End and the Union Hill Civic Association. Staff has received one letter of opposition and one letter of support from area residents.

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