



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-052: To authorize the special use of the property known as 1412 Rogers Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 5, 2024

PETITIONER

William Gillette, Baker Development Resources

LOCATION

1412 Rogers Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize a two-family detached dwelling within the R-6 Single Family Attached Residential District. While the two-family dwelling is a permitted use in the district, lot feature requirements regarding lot area and lot width cannot be met. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds the proposal would be consistent with the historic pattern of development in the area and the recommendations of the City's Master Plan pertaining to the Neighborhood Mixed-Use category where two-family dwellings are considered a primary use.

The proposed dwellings will be located within walking distance to the 25th/Nine Mile Neighborhood Node. Therefore, Staff finds that this proposal contributes to Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options." (Richmond 300, p. 109)

Staff finds that two-family dwellings increase the variability of housing types throughout the city, which is consistent with the City's Master Plan Objective 14.5 to, "encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes" (Richmond 300, p. 152).

Staff further finds that the proposal is consistent with Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City" (Richmond 300, p. 100).

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 property is located in the Fairmount neighborhood between Brauers Lane and T Street. The property is currently a 4,375 square foot (0.10 acre) parcel of land. The current zoning for the property is R-6 Single Family Attached Residential.

Adjacent properties are located in the same R-6 District. The area is generally residential properties.

Proposed Use of the Property

One two-family detached dwelling.

Master Plan

The Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use, which is defined 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: These areas feature 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.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, 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: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

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

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

Zoning and Ordinance Conditions

The current zoning for the property is R-6 Single Family Attached District. The following conditions of the proposed development do not comply with current zoning regulations:

Section 30-412.4 Lot area and width; density; unit width

(3) *Two-family attached and detached dwellings.* Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

The proposed lot area is 4,375 square feet.

The proposed lot width is 35 feet.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- No less than one off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are primarily residential properties.

Neighborhood Participation

Staff notified area residents, property owners, and the Fairmount Neighborhood Association. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Associate Planner, Land Use Administration, 804-646-7319