



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2024-057

2202 N 28th Street Special Use Permit



Land Use Administration

March 19, 2024

SITE MAP

- 0.116 acre parcel
- Creighton Neighborhood



PURPOSE & SUMMARY:

Purpose:

- To authorize the special use of the property known as 2202 North 28th Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions.
- The proposed single-family attached dwellings do not meet use and certain feature requirements, including front yard setback, side yard setback, and lot coverage.



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

Neighborhood Mixed-Use. “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.”

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



Public Comment

Staff have received one public comment with concerns regarding:

- Impacts to on-street parking supply;
- Impacts to privacy; and;
- Inconsistent height of a two-story structure proposed within a predominately one-story neighborhood typology.



Staff Recommendation: Approve

Staff have reviewed the proposal with the Richmond 300 Master Plan and found the application consistent with the following:

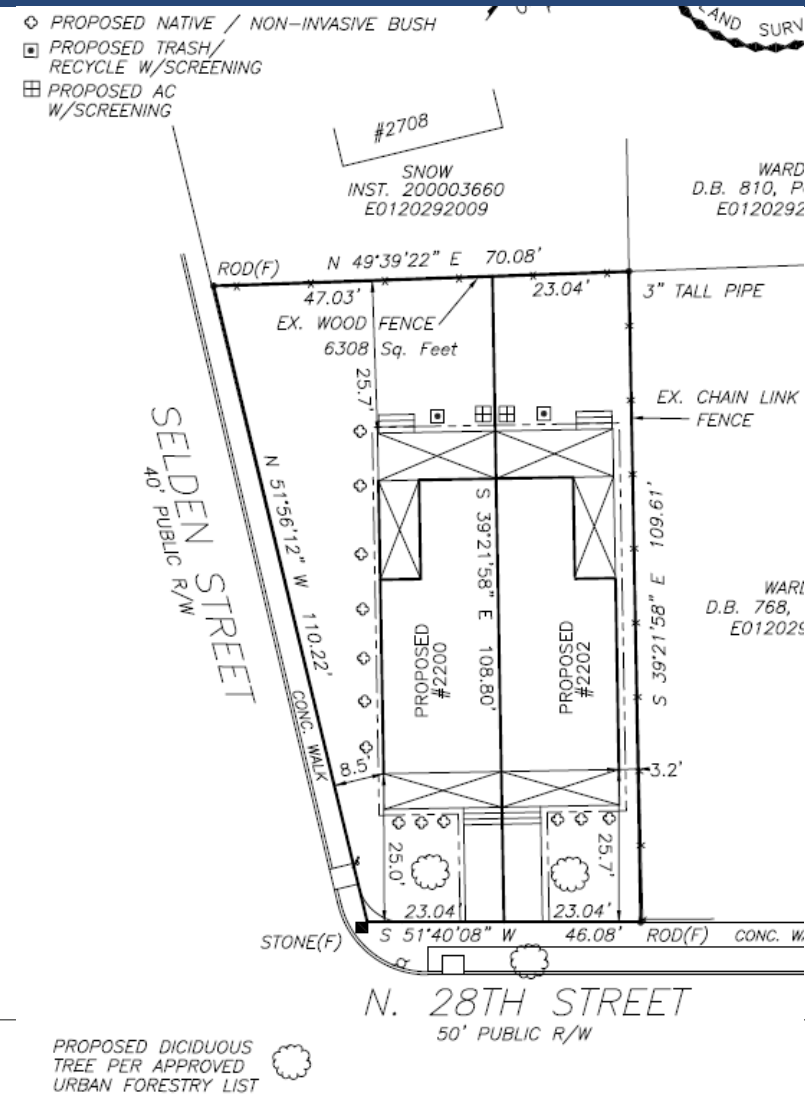
- Staff finds the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Neighborhood Mixed-Use future land use designation. Neighborhood Mixed-Use supports primary uses that include single-family houses and duplexes as well as building heights generally two to four stories.
- The 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) The proposed dwellings are in close walking distance to GRTC bus route 12 which connects to the Downtown Transfer Station and Church Hill.
- The proposal contributes to Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the city" (Richmond 300, p. 100).

STAFF RECOMMENDATION: Approve

- Staff finds that, with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met by the proposal. Staff finds that the proposed use would not be detrimental to the general welfare of the community involved, would not create congestion in the streets in the area involved, and would not create hazards, overcrowding of land, or interfere with public requirements and adequate light and air.

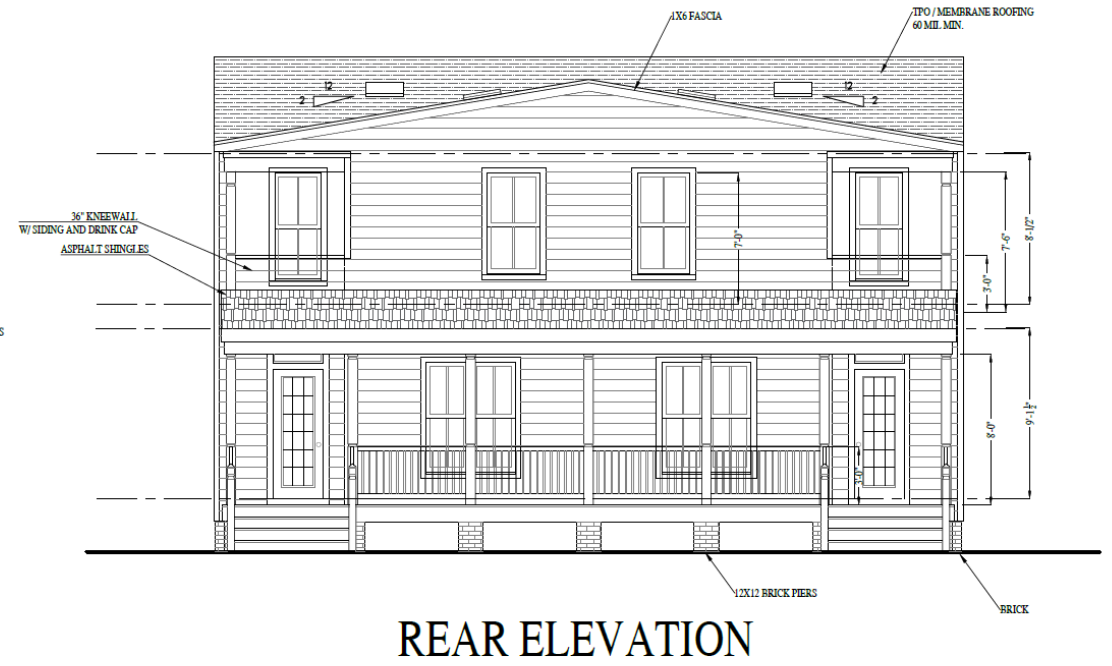
Therefore, staff recommends approval of the Special Use Permit.

SITE PLAN



SITE PLAN

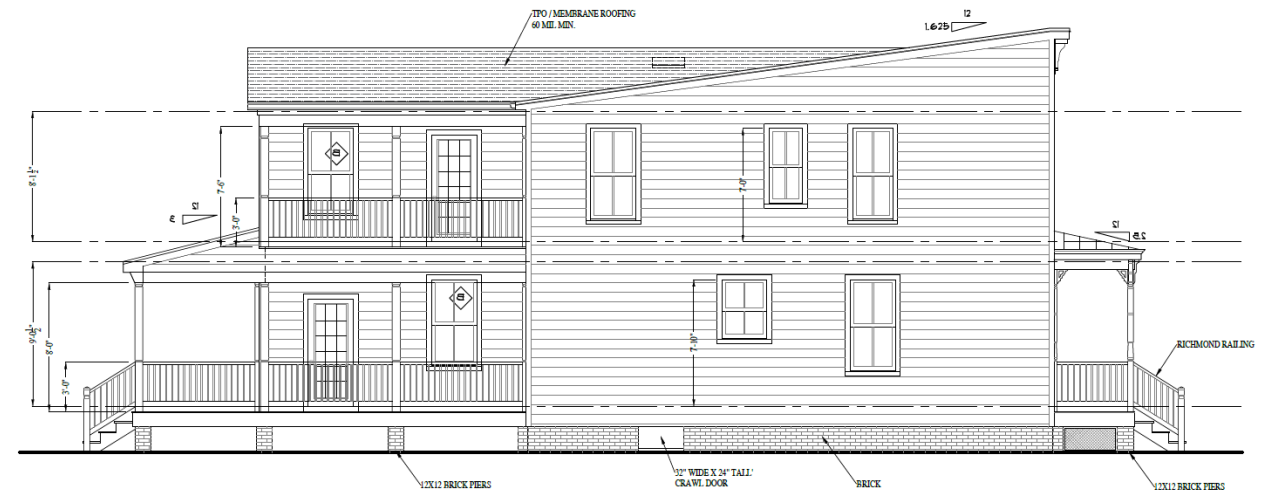
ELEVATIONS



ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

