



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ordinance No. 2020-263 - To amend Ord. No. 2019-203, adopted Sept. 9, 2019, which authorized the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, to authorize two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 4, 2021

PETITIONER

Royal Ventures, LLC

LOCATION

3111 Q Street

PURPOSE

To amend Ord. No. 2019-203, adopted Sept. 9, 2019, which authorized the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, to authorize two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Ordinance No. 2019-203 authorized the construction of a two-family detached dwelling on a single parcel. The proposed amendment will authorize a parcel subdivision, allowing single-family attached dwellings to be built on two separate fee simple properties. The proposed structure in this amendment is identical to the structure authorized under Ordinance N. 2019-203. The subdivision line will separate the new properties along the common party wall of the structure.

Staff finds that the proposed use is a permitted use of the underlying zoning of the property, is consistent with the land use designation of Richmond 300 and other uses in the community, and would contribute to a variety of housing choices.

Staff finds the proposed use 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 is consistent with other uses in the community and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit Amendment request.

FINDINGS OF FACT

Site Description

The subject property consists of a 3,800 SF (.087 acre) parcel of land and is vacant. It is located in the Church Hill North Neighborhood on Q Street between North 31 and North 32 Streets.

Proposed Use of the Property

The proposed use will be two single-family attached dwellings.

Richmond 300 Master Plan

The City's Richmond 300 designates the subject property for Neighborhood Mixed Use which 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. Primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Parcels are generally between 1,500 and 5,000 square feet.

No residential density is specified for this land use designation. The density of the parcel if developed as proposed would be a ratio of approximately 23 units per acre

Zoning and Ordinance Conditions

The subject property is located in the R-6 Single-Family Attached Residential district. Single-family attached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 2,200 square feet is met. The subject property is a lot that is 38' wide and 100' deep, for a total area of 3,800 square feet. Dividing the lots in two as proposed would yield 1,900 square foot lots. A special use permit amendment is therefore required in order to build the proposed dwelling.

Zoning Administration provided the following comments:

The property is zoned R-6 (Single-family Attached Residential) and is already subject to an SUP Ord. No. 2019-203 which allowed for a two-family detached dwelling to be constructed on the property. The proposal is to change the type of construction allowed on the property from a two family detached dwelling to two (2) single-family attached dwellings. The new ordinance also needs to waive the R-6 lot area requirement for the two proposed lots. The property has existed in its current configuration since at least 1931. No subdivision is required for the proposed lot split.

The special use permit ordinance will impose conditions on the property, including:

- a. The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- b. The height of the Special Use shall not exceed the height as shown on the Plans.
- c. All building materials and elevations pertaining to the Special Use shall be substantially as shown on the Plans.
- d. All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- e. Two off-street parking spaces shall be provided at the rear of the Property.

Surrounding Area

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements contain a mix of single-family detached and single-family attached structures.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association and adjacent property owners and residents. No letters of support or opposition have been received.

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