



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2025-034:** To authorize the special use of the property known as 1007 North 33rd Street for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (7<sup>th</sup> District)

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 18, 2025

---

#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

1007 N. 33<sup>rd</sup> Street

#### **PURPOSE**

The applicant is proposing a lot split at 1007 North 33rd Street. One of the newly created lots will retain the existing single-family dwelling, while a new two-family detached dwelling will be built on the other lot. The subject property is located within the R-6 Single-Family Attached Residential District, where both single-family detached and two-family detached uses are permitted. However, not all lot feature requirements can be met. Therefore, a special use permit is requested.

#### **RECOMMENDATION**

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use. This future land use category identifies single-family houses and duplexes as appropriate primary uses.

Staff finds that the proposed dwelling architecturally appears as a single-family detached dwelling, which ensures that the new dwelling maintains the character of the existing street, while still reflecting the recommendations of the City's Master Plan. Staff also finds the proposed dwelling units are consistent with the surrounding area, which contains a mix of residential uses, including single-family detached and single-family attached dwellings.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 on the eastern side of North 33<sup>rd</sup> Street near the corner with Q Street and is situated in the R-6 Single-Family Attached Residential Zoning District. The 101-foot wide,

13,130 square foot parcel contains a single-family dwelling and has alley access along the southern and eastern property lines.

### **Proposed Use of the Property**

A single-family detached dwelling (existing) and a two-family detached dwelling (proposed).

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Uses which consists of existing or new highly walkable urban neighborhoods that are primarily residential.

**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 (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 square feet.

**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 Administrations Comments**

The R-6 district permits single-family detached and two-family detached dwellings by-right. The Zoning Administration team provided the following comments:

*Sec. 30-412.4: Two-family dwellings require lot areas of 6,000 square feet and lot widths of 50'. The proposed lot area is 3,958.5 square feet and the proposed lot width is 30.45'; this requirement is not met.*

*Sec. 30-630.2: The front yard of the proposed building is based on the adjacent main buildings within 100'. The survey does not include the adjacent main building at 3300 P Street; the front yard requirement cannot be determined. However, the main building at 3300 P Street appears to be on the property line, resulting in a required front yard that may be ~13'. The provided front yard is 26'; this requirement is assumed to be met. A site plan or survey must be provided with the building permit showing the front yard setbacks*

*for 3300 P Street and 1007 North 33rd Street so that the required front yard can be determined at that time.*

### **Ordinance Conditions**

If approved, the special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling and one two-family detached dwelling, 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.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

### **Surrounding Area**

The surrounding land uses are primarily residential, with a mix of single-family detached and single-family attached dwellings.

### **Neighborhood Participation**

Staff notified the Church Hill Central Civic Association and surrounding property owners. Staff has received no letters to date regarding the proposal.

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