



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-146: To authorize the special use of the property known as 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (6th District).

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2024

PETITIONER

AVO Investment, LLC (Andrew Ozik)

LOCATION

2416 3rd Avenue

PURPOSE

The applicant is requesting a Special Use Permit to allow the construction of a two-family detached dwelling with within the R-6 Single-Family Attached zoning district. A two-family detached structure is a permitted use in this zoning district on lots with a minimum of 6,000 square feet and 50 feet of street frontage. The subject parcel does not meet these lot criteria. A Special Use Permit is, therefore, requested.

SUMMARY & RECOMMENDATION

Staff finds that the proposed use is permitted by the underlying zoning of the property and is consistent with the historic pattern of development in the area, which includes two-family dwellings.

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 special 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 vacant 4,200 square foot, 30-foot wide, subject property is located near the southwest corner of 3rd Avenue and Myrtle Street. An alley runs along the rear property line.

Proposed Use of the Property

A two-family detached dwelling

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing building.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

Lot split for future construction was approved by BZA 40-2022. 2 family detached dwelling is allowed in the R-6 district provided that required lot area and width are met. 6,000 sf and 50' wide required, 4,200 sf and 30' wide proposed. Therefore, SUP required. All other requirements met per plans submitted.

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.
- All building elevations and site improvements shall be substantially as shown on the Plans.
- No fewer than one parking space for each dwelling unit shall be provided.
- 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 neighborhood is in the R-6 Single-Family Attached Residential District and contains primarily single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners. The property is not located within a civic association. No comments in support or opposition have been received.

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