



## CITY OF RICHMOND

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

**Ord. No. 2023-269:** To authorize the special use of the property known as 3418 R Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7<sup>th</sup> District)

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 2, 2023

---

#### **PETITIONER**

R Street Properties, LLC, Fred Dixon President

#### **LOCATION**

3418 R Street

#### **PURPOSE**

To authorize the special use of the property known as 3418 R Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7<sup>th</sup> District).

#### **SUMMARY & RECOMMENDATION**

The proposed special use will authorize the subdivision of the subject property into two parcels. A single-family detached dwelling is proposed to be built on the newly created vacant parcel. The new parcels do not meet the lot feature requirements of the underlying zoning. Therefore a special use permit is requested.

Staff finds that the proposed development would be generally consistent with the historic pattern of development in the area and recommendations of the Richmond 300 master plan. The recommended land use recommendation is Neighborhood Mixed-Uses uses for the property and neighborhood.

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 62 foot wide lot contains 7,500 square feet and is located midblock on the east side of R Street between Oakwood Avenue and North 35<sup>th</sup> Street. The property is served by an alley running along the northern property line.

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

The proposal is for the construction of a new single-family dwelling on the northern portion of the property.

### **Richmond 300 Master Plan**

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed Uses which are existing or new highly-walkable urban neighborhoods that are predominantly 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:** Not applicable.

**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 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

### **Zoning and Ordinance Conditions**

The property is located in an R-5 Single-Family Residential District and contains a single-family dwelling. The minimum lot width for a single-family dwelling in the R-5 Single-Family residential zoning district is 50 feet and minimum lot area is 6,000. The propose subdivision will create two lots that do not meet these lot feature requirements. The proposed side and rear yard setbacks for the new structure are met.

Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

- (b) No fewer than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans
- (c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- (d) All building materials and elevations shall be substantially as shown on the Plans.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (f) Prior to the issuance of a building permit for the Special Use, the establishment of 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 neighborhood is in the R-5 Single-Family District and contains of single-family detached dwellings.

**Neighborhood Participation**

Staff notified area residents and property owners and the Church Hill Central Civic Association. The applicant has been provided with comments from a representative of the association.

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