



## CITY OF RICHMOND

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

**Ord. No. 2022-268:** To authorize the special use of the property known as 601½ South Pine Street for the purpose of a two-family detached dwelling and a single-family attached dwelling, upon certain terms and conditions. (5<sup>th</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 2, 2022

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#### **PETITIONER**

Canvas Development LLC represented by Baker Development Resources

#### **LOCATION**

601½ South Pine Street

#### **PURPOSE**

To authorize the special use of the property known as 601½ South Pine Street for the purpose of a two-family detached dwelling and a single-family attached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-7 Single and Two-Family Urban Residential zoning district and single-family attached dwellings are permitted uses in this district. The property has frontage on China Street, Pine Street, and an alley adjacent to the east. The proposed two-family detached dwelling is a permitted use. However, the lot feature requirements of the underlying zoning district cannot be met. Therefore, a special use permit is necessary for this request.

Staff finds that the proposed development is generally consistent with the historic pattern of development in the neighborhood and the recommendations of the Richmond 300 master plan. The recommended land use is Neighborhood Mixed-Use, where the proposed two-family detached dwellings are an appropriate primary use.

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 amendment 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property has frontage on South Pine Street and China Street, and is located midblock between South Pine Street and a public alley.

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

The proposed special use will authorize the subdivision of the parcel into two properties. One parcel shall contain the existing single-family dwelling and shall be referenced as 621 China Street. The second parcel, to be known as 601½ Pine Street will have 30 feet of public street frontage and a depth of 165 feet and 4,950 square feet of area. A two-family detached dwelling is proposed for this new parcel.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use which consists of 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.

**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 sq. f.

**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 subject property is located within an R-7 Single-And Two-Family Urban Residential district, which permits single-family detached and two-family detached dwellings as permitted principal uses. A minimum lot area of not less than 3,600 SF and a minimum lot width of not less than 30' is required for single-family detached dwellings. The proposed lot, which contains the existing single-family detached dwelling that fronts China Street, is 24 feet wide and will have a lot area of 1,440 SF.

A two-family dwelling requires a minimum lot area of not less than 4,400 SF and a minimum lot width of not less than 42'. The proposed lot containing the new two-family detached dwelling has a lot width of 30' along S Pine Street and a lot area of 4,950 SF.

Staff recommends approval of this request with the following conditions:

- The Special Use of the Property shall be as a two-family detached dwelling and a single-family attached dwelling, substantially as shown on the Plans.
- No fewer than three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, shall be 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 certificate of occupancy for the Special Use, the division of the Property into two 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**

Properties in the area generally contain single-family attached and detached homes.

### **Neighborhood Participation**

Staff notified area residents and property owners and the Oregon Hill Neighborhood Associations. No letters of opposition or support have been received.

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