



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-139: To authorize the special use of the property known as 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 4, 2024

PETITIONER

Baker Development Resources

LOCATION

1416 Bryan Street

PURPOSE

The applicant proposes to subdivide the property into two lots and to construct a two-family detached dwelling on each newly created lot.

The subject property is in the R-6 Single-Family Attached Residential District. In this district, a two-family detached dwelling is a permitted use; however, the subject parcel must contain not less than 6,000 square feet in area and a width not less than fifty feet.

The subject property contains 5,289 square feet and is 45 feet wide. After subdivision, the two new lots will not meet the required lot area, lot width, or side yard. A Special Use Permit is requested for this reason. All other lot feature requirements of the zoning district are met.

RECOMMENDATION

Staff finds that the proposed development would be consistent with the historic pattern of development in the neighborhood and with the recommendations of the Richmond 300 master plan. The recommended land use recommendation calls for Neighborhood Mixed-Uses for the property and neighborhood. Duplexes are listed as an appropriate primary use in this designation.

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 subject property is located on the western side of Bryan Street between Redd Street and Littlepage Street. The property is serviced by an alley that runs along the rear property line.

Proposed Use of the Property

The request proposes to build two two-family detached homes.

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 and Ordinance Conditions

Zoning Administration provided the following comments:

The property is in the R-6 District. Two-family attached dwellings are only permitted if lawfully existing prior to the effective date of the ordinance; this use is not permitted. R-6 Feature Requirements:

Sec. 30-412.4: Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet. The proposed lot areas range between 2,466.36 square feet and 2,113 square feet, and the lot widths range between 21' and 18'; this requirement is not met.

Sec. 30-412.5 (2) b.: There shall be a side yard of not less than ten feet in width at each end of a series of attached units. A series is three (3) or more attached buildings. Side yards of 3.12' are proposed; this requirement is not met. Additional Comments: If subdivided as proposed, these lots would be the smallest and most intensely developed lots in the block. Additionally, there are no other two-family dwellings in the block. The

existing property has sufficient lot area and lot width for the development of a 1 two-family dwelling.

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 two-family detached dwellings, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (c) All building elevations and site improvements, including landscaping, 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) Prior to the issuance of a building permit for the Special Use, the establishment of two two-family detached dwellings, 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-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.

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