

City Planning Commission  
February 7, 2022

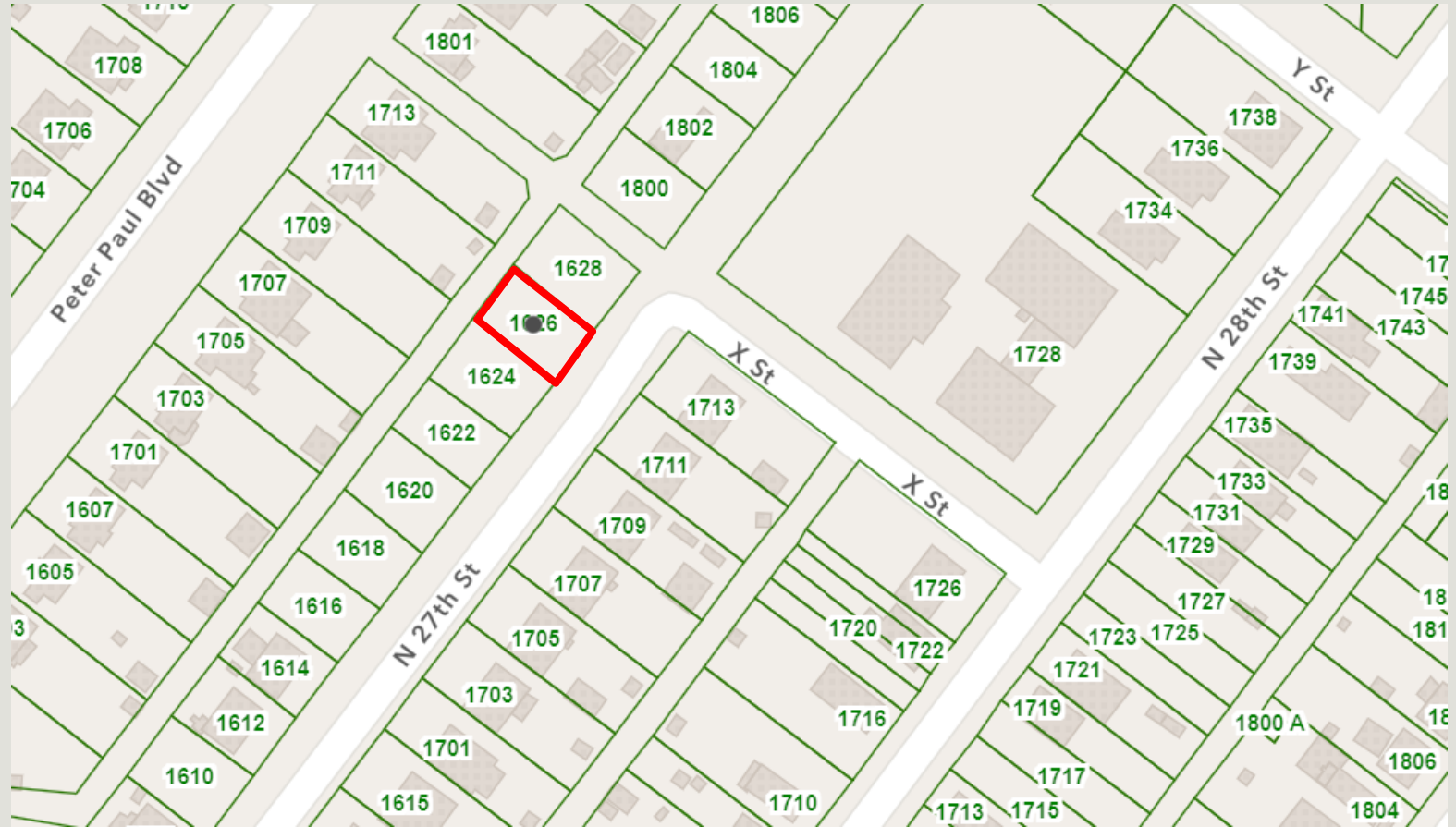
Ord. No. 2021 – 363  
1626 North 27<sup>th</sup> Street

SPECIAL USE PERMIT



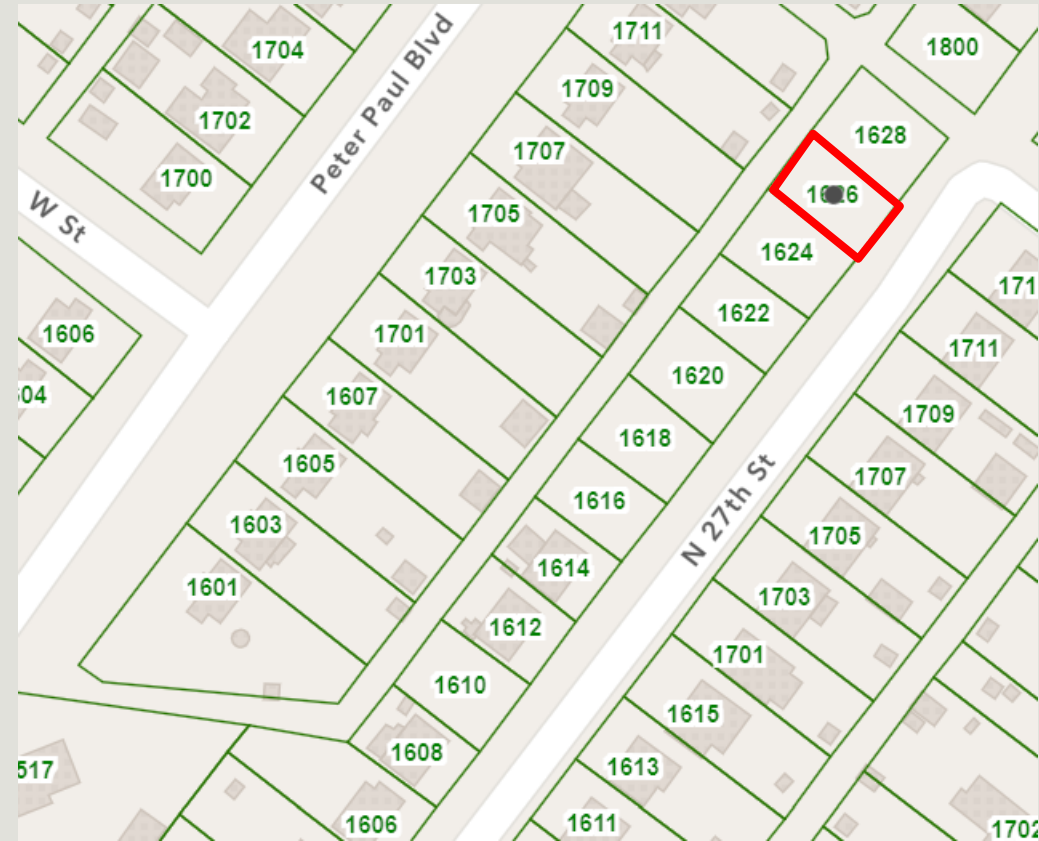
# Purpose

To authorize the special use of the property known as 1626 North 27<sup>th</sup> Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.



# Existing Conditions:

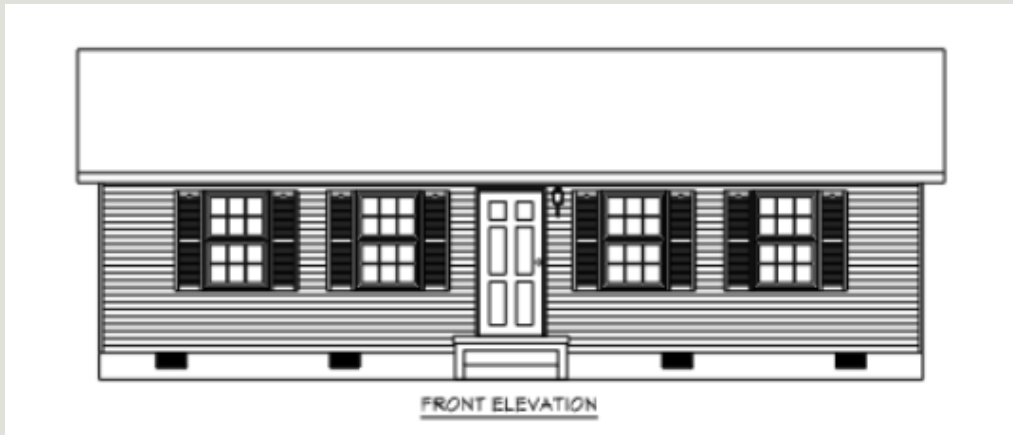
- The property is located in the Woodville neighborhood, two blocks north of Nine Mile Road.
- The property contains a lot area of 3,629 SF (50' wide x 72' deep) and is currently vacant
- The lots on this block have historically served as off-street parking for the houses fronting on Peter Paul Boulevard and have not been buildable lots based on lot size per the zoning ordinance (R-5 requires 6,000 SF of lot area).



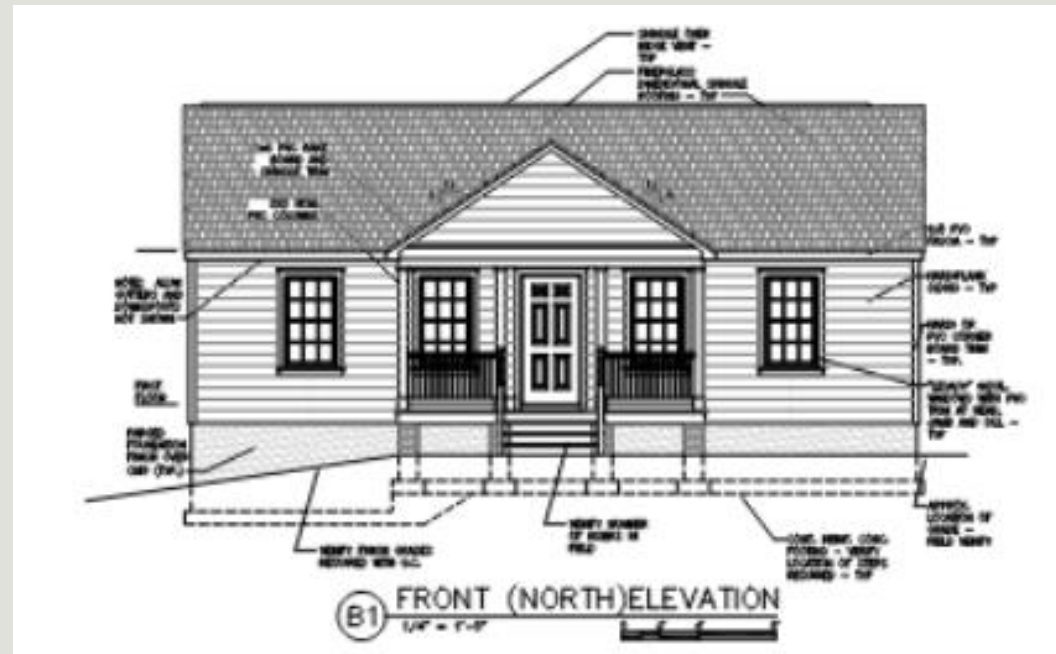
# Summary of Proposal

- The proposal will authorize the construction of a single-story single-family detached dwelling.
- The applicant has revised plans based on staff feedback and in order to better align with another proposed single-family detached dwelling at 1628 N 27<sup>th</sup> Street.

## Introduced Plans:

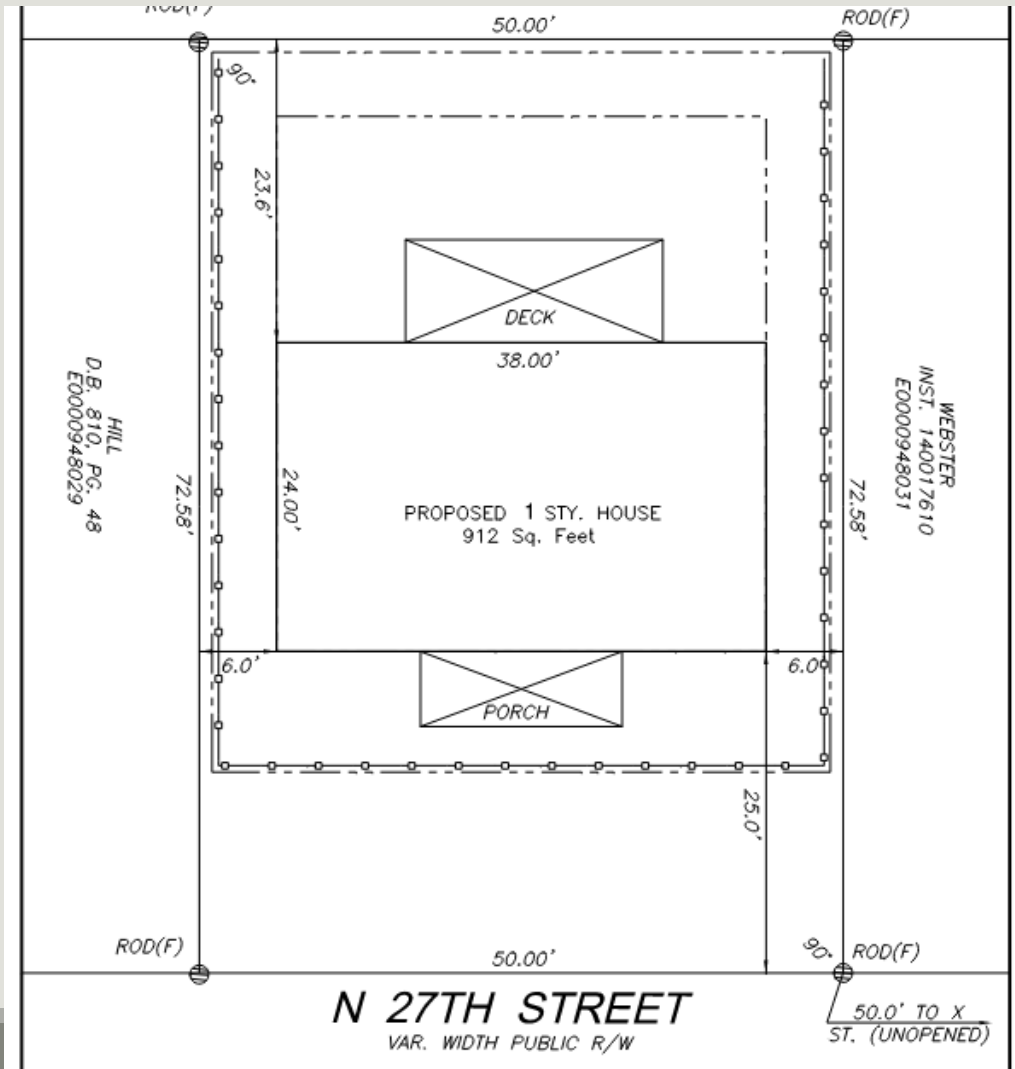


## Revised Plans Based on Staff Feedback:

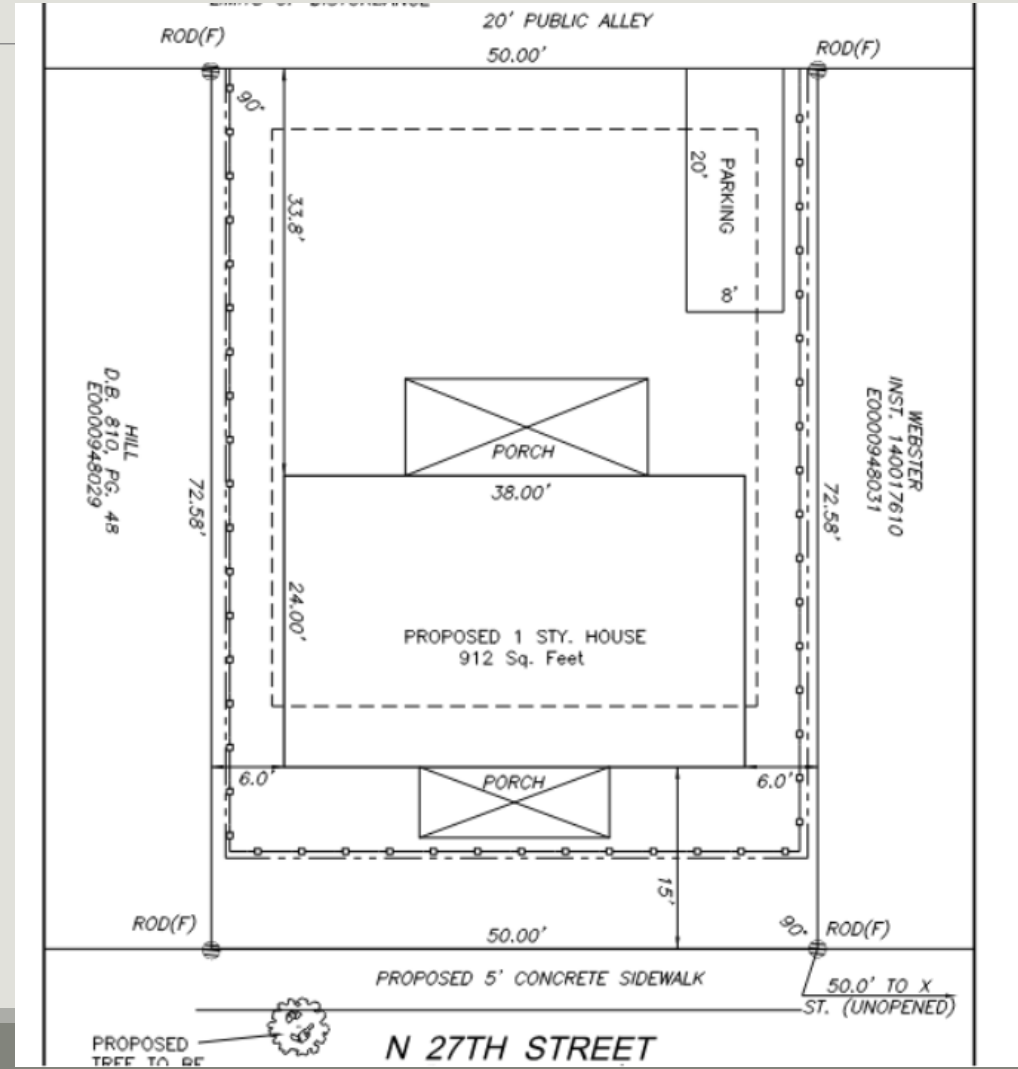


# Site Plan

Introduced:

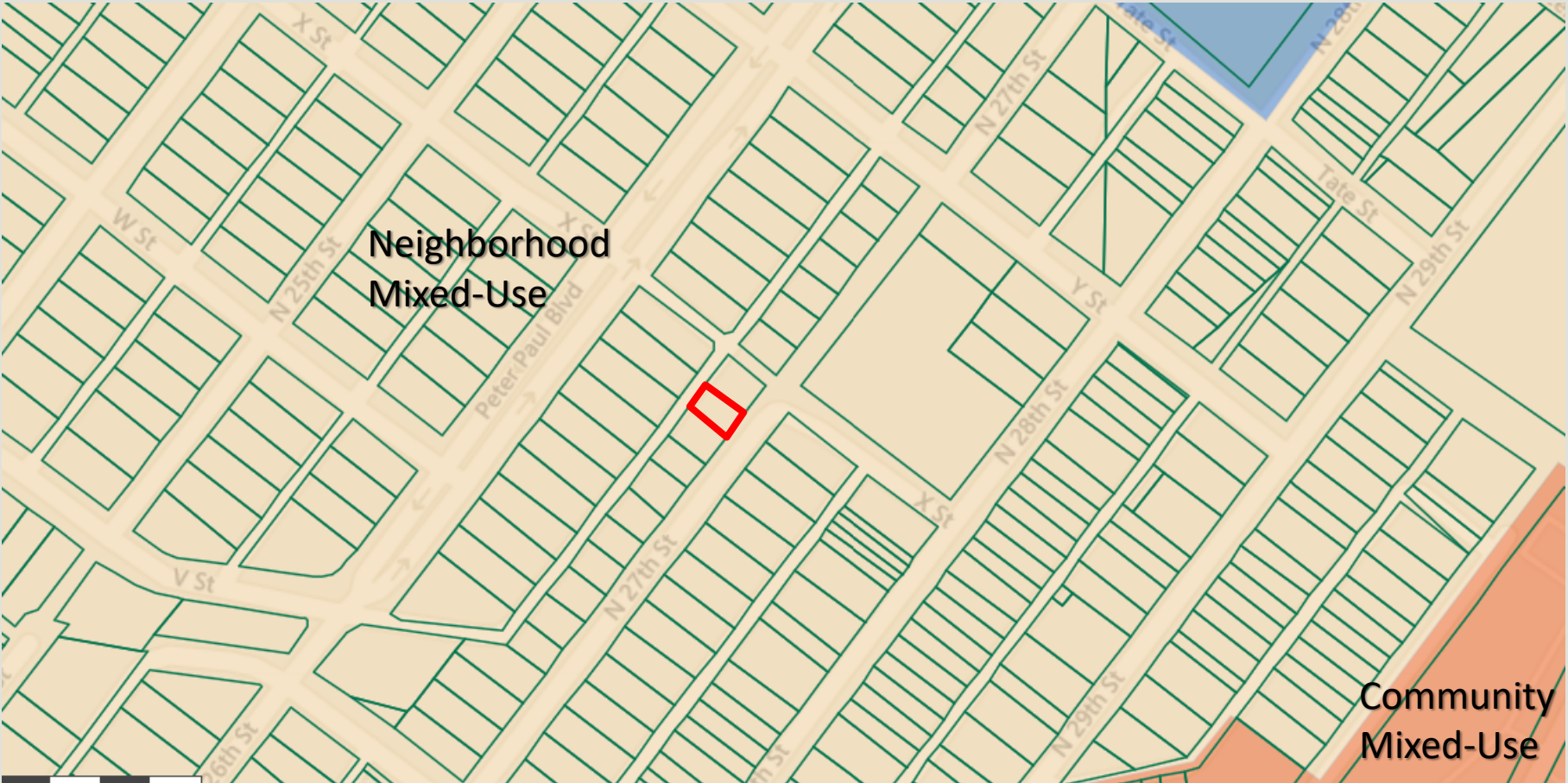


Revised based on staff  
feedback:





# Richmond 300 Land Use Designation: Neighborhood Mixed-Use



# RICHMOND 300 MASTER PLAN DESIGNATION:

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The proposed project conforms to the recommendations of the Richmond 300 Master Plan which designates the subject property as Neighborhood Mixed-Use

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- **Neighborhood Mixed Use**...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:** Variety of building types that are close together to create a unified street wall. Future development should complement the existing context.
- **Mobility:** Pedestrian, bicycle, and transit access should be prioritized and accommodated. Vehicular access should be provided off of alleys and not streets, and parking areas should be located to the rear of street-facing buildings.
- **Intensity:** Buildings heights generally 2-4 stories, parcels generally between 1,500 and 5,000 SF.
- **Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small MF (3-10 units), and open space





# EXISTING ZONING: R-5 Single-Family Residential

The lot does not meet the minimum lot area requirement of the R-5 District (6,000 SF req'd vs. 3,629 SF existing). Additionally, the front yard (setback) requirement is not met with the proposal (25' req'd vs. 15' proposed).





# ORDINANCE CONDITIONS:

If adopted, the Special Use Permit would impose the following conditions on the properties:

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- A. The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- B. No less than one off-street parking space shall be provided on the Property that shall be accessible only from the rear alley.
- C. Vinyl siding shall not be permitted as a building siding material.
- D. All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.



## AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICIPATION

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The applicant (Project Homes) will sell the home to a buyer who makes no more than 80% of the Area Median Income based on household size.

All properties surrounding the subject property are located within the same R-5 Single-Family Residential Zoning District. Within the area of the subject property, most properties are vacant with some containing single-family dwellings.

Staff notified area residents and property owners, as well as the Unity Civic League. One letter of opposition was received by a local resident.



## Staff Recommendation: Approval with Updated Plans that address staff feedback

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- The proposed single-family use is a primary use recommended for the Neighborhood Mixed-Use Land Use Category
- A majority of the homes in the area are one-story
- Applicant has updated plans with a house that has an elevated front porch, hardi-plant siding, and a new sidewalk along the street frontage.
- Parking is provided off of the alley, and the property is within walking distance of the Nine Mile Road commercial corridor, including the Market at 25<sup>th</sup>.

