



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-150: To authorize the special use of the property known as 1110 North 20th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 20, 2020

PETITIONER

Bryan Traylor

LOCATION

1110 North 20th Street

PURPOSE

To authorize the special use of the property known as 1110 North 20th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-Family Attached Residential zoning district. The lot on which the proposed two-family detached dwelling will be built does not meet the minimum lot width nor lot area for this zoning district, a special use permit is therefore required.

Staff finds that the subject property lot size is typical for the street where it is located and these properties typically contain single-family dwellings. The proposed two-family detached structure will have a single front entrance and will appear from the curb as a typical single-family detached dwelling similar to the other homes on the block.

Staff finds that the proposed residential development would be generally consistent with the historic pattern of development of the area in terms of use and residential density and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking as two off-street parking spaces are provided in the rear of the property.

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 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 this special use permit request.

FINDINGS OF FACT

Site Description

The subject property is .081 acres (3,518 square feet) in area, 28 feet in width and 125 feet in depth. It is located in the Fairmont neighborhood of the East Planning District, on North 20th Street, between Q and R Streets.

Proposed Use of Property

The proposed special use permit will allow the property to be used as a two-family detached dwelling.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities between 8-20 units per acre. The density of the proposal is 25 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning and Ordinance Conditions

A two-family detached dwelling is a permitted principal use in the R-6 Single-Family Attached Residential District. However, Section. 30-412.4 (3) of the zoning ordinance states that 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 subject property is 28 feet wide and contains approximately 3,500 square feet.

Zoning Administrator provided the following comments regarding this request for special use. *No issues or comments with proposed plans.*

The special use permit would impose conditions on the property, including:

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

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans. Siding materials shall consist of cementitious siding or similar materials.

(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) Two off-street parking spaces shall be provided for the Special Use.

Surrounding Area

Mosby Court is located to the west across the alley on property zoned R-53 Multifamily Residential. The remaining adjacent properties are located in the R-6 Single-Family Attached Residential District and contain single-family dwellings or are vacant.

Neighborhood Participation

Staff notified the New Visions Civic League and adjacent residents and property owners. No notifications of support or opposition have been received.

Staff Contact

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