



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-259: To authorize the special use of the property known as 1301 North 27th Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (7th District)

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

PETITIONER

William Gillette, Baker Development Resources

LOCATION

1301 North 27th Street (7th District)

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family detached dwellings in a R-6 Single-Family Attached Residential District. The single-family use is permitted within the district, but certain lot feature requirements regarding lot area and yards, cannot be met, and therefore, the applicant is requesting a special use permit.

RECOMMENDATION

Staff finds that the single-family use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where single-family residences are described as a primary use (Richmond 300, p. 82).

Staff finds that the project site is located within the Nine Mile Road/25th Street neighborhood node and supports Objective 6.1 of the Master Plan where the goal is to, "Increase the number of residents and jobs at Nodes..." (Richmond 300, p. 135).

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Church Hill North neighborhood between T Street and S Street. The property is currently a 4,526 square foot (0.104 acre) parcel of land.

Proposed Use of the Property

Two single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use, which is described as and, "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." (RVA 300, p. 56).

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. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.4. - Lot area and width; density; unit width.

Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

2,101.5 and 2,424.6 square feet lot areas are proposed.

Sec. 30-412.5. - Yards.

Side yards. There shall be side yards of not less than five feet in width.

The proposed dwelling will have a side yard of around one foot.

Rear yard. There shall be a rear yard with a depth of not less than five feet.

The proposed dwelling will have a rear yard depth of around three feet.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling and one single-family attached dwelling, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed three 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 a building permit for the Special Use, the establishment of up to 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 land uses are primarily residential.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association, area residents, and property owners. Staff has received one letter from the Church Hill Central Civic Association.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319