



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-345: To authorize the special use of the property known as 1323 North 30th Street, for the purpose of up to three single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

1323 North 30th Street

PURPOSE

The applicant is requesting a Special Use Permit for three single-family attached dwellings in the R-6 Single Family Attached Residential District. The single-family attached dwellings are a permitted use in the R-6 district, but certain feature requirements cannot be met. The proposal does not meet the lot area, unit width, and side yard requirements. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Neighborhood Mixed-Use category.

The proposed dwellings will be located within walking distance to the 25th/Nine Mile Neighborhood Node and is in close proximity to public transit including GRTC bus route 12, which connects to the downtown transfer station. Staff finds that this proposal contributes to Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options." (Richmond 300, p. 109).

Staff further finds that the proposal is consistent with Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City" (Richmond 300, p. 100).

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the R-6 Single Family Attached Residential District, between T Street and S Street. The property is a 7,767 square foot (0.178 acre) parcel of land that is currently improved with a 720 square foot single-family detached dwelling, which, per the City Assessor's Office, was constructed in 1949. Adjacent properties are located in the same R-6 District. The area is generally residential in nature.

Proposed Use of the Property

Up to three single-family attached dwellings.

Master Plan

The Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use, which is defined as, "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. 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 the property is R-6 Single Family Attached District. The proposed development does not comply with the following zoning regulations:

- Section 30-412.4(2)(b) Lot area. Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area
The proposed lot areas are 2,623 sq. ft, 1,977 sq. ft., and 2,623 sq. ft.
- Section 30-412.4(2)(c) Unit width. No individual attached dwelling unit shall be less than 16 feet in width, provided that the average width of all units attached within a series shall be not less than 20 feet.
The proposed unit widths are 15.5', 14', and 15.5'.
- Section 30-412.5(2)(b) Side yard. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a side yard of not less than ten feet in width at each end of a series of attached units
The proposed side yards are 4.63' at the front and 3.08' in the back.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to three single-family attached dwellings, substantially as shown on the Plans.
- One parking space per dwelling unit 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 building permit for the Special Use, the establishment of up to three 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 area is predominately comprised of single-family residential dwellings.

Affordability

The median household income for the Richmond region is currently \$109,400 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$32,820 per year, or \$2,735 per month, or less, to avoid a housing cost burden. Rental estimates are not yet available for this project.

**(U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Regional)*

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association. To date, staff has not received any public comment regarding the proposal.

Reviewing Planner: Shaianna Trump, Associate Planner, Land Use Administration

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