



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-090: To authorize the special use of the property known as 2852 Hull Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 4, 2020

PETITIONER

Isaias Amaya Rivas

LOCATION

2852 Hull Street

PURPOSE

To authorize the special use of the property known as 2852 Hull Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing an addition to a single-family dwelling. Single-family dwellings are not a permitted principal use within the underlying B-3 General Business District. A Special Use Permit is therefore required.

Staff finds that the proposed special use is generally consistent with the Master Plan and appropriate for this segment of Hull Street as there are several examples of single-family dwellings in the immediate vicinity.

Staff finds that the proposed use will not pose an undue burden on the availability of on-street parking, as the applicant is proposing to include an off-street parking space on the property with access from an existing alley.

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, with the following amendment:

That the fence on the Property along Hull Street be reduced from 8' to 4' in height.

FINDINGS OF FACT

Site Description

The subject property consists of a 5,181 SF (.12 acre) parcel of land improved with an existing two-story dwelling built in 1910, per tax assessment records. The building is located in the City's Old South Planning District in the Swansboro neighborhood, on Hull Street between Tynick and East 29th Streets.

Proposed Use of the Property

The applicant is proposing an addition to an existing single-family dwelling.

Master Plan

The City of Richmond's Current Master Plan designates a land use category for the subject property as Single Family Low Density (SF-LD) which are primarily "...detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses." The density of the project is approximately 8 units per acre.

Zoning and Ordinance Conditions

The property is currently located in the B-3 General Business District. The special use permit would impose development conditions on the property, including:

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

(b) One off-street parking space shall be provided at the rear of the Property.

(c) The elevations and building materials shall be substantially as shown on the Plans.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree.

Surrounding Area

The property is adjacent to an M-1 Light Industrial District to the south. The remaining surrounding properties are within the same B-3 District as the subject property. A mix of commercial, residential, industrial, mixed-use and vacant land uses are present in the area.

Neighborhood Participation

Staff notified local residents, property owners, and the Swansboro Neighborhood Association of the proposal. No letters of support or opposition have been received.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734