



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-345:** To authorize the special use of the property known as 1512 North 27<sup>th</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 6, 2020

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#### **PETITIONER**

Elderhomes Corp T/A Project Homes

#### **LOCATION**

1512 North 27<sup>th</sup> Street

#### **PURPOSE**

To authorize the special use of the property known as 1512 North 27<sup>th</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The Property is located in the R-5 Single-Family Residential District. In regard to this district, Section 30-410.1 (Permitted Principal Uses) of the Zoning Ordinance states that only single-family detached dwellings are allowed in the R-5 District. Thus the proposed two-family dwelling is not a permitted principal use in the R-5 Single-Family Residential District and a Special Use Permit is required.

Staff finds the proposed special use would be consistent with the recommendations of the Master Plan and would be consistent with the historic pattern of development in the area.

Staff finds the proposed use would not pose an undue burden on the availability of on-street parking in the area.

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 is consistent with other uses in the community and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property referenced as 1512 North 27th Street is a mid-block lot with 60 feet of street frontage and 130 feet of depth, located in the Woodville neighborhood of the East Planning District. A single-family detached dwelling is located along the western property line. The property currently consists of approximately 7,800 SF (0.179 acres) of land.

### **Proposed Use of the Property**

The proposed Special Use would authorize a two-family detached dwelling on a lot created by subdividing the subject property. The new lot would have approximately 28 feet of street frontage and 130 feet of depth and consist of approximately 3,600SF (0.08 acres) of land.

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### **Master Plan**

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond Master Plan, 133). The proposed development would create an overall density of approximately 17 units per acre.

The Plan 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).

Also for the East District, the Plan states there is "a continued need...to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/Chimborazo, and Farimount neighborhoods" (p. 163).

### **Zoning and Ordinance Conditions**

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a two-story single-family dwelling. This proposal is to split the lot and construct a new two-family dwelling on the newly created vacant parcel. A two-family dwelling is not a permitted principal use in the R-5 district and a Special Use Permit is required to be adopted by City Council to authorize this use.

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

- 3(a) The Special Use of the property shall be as a two-family attached 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) Two parking spaces shall be provided on-site and shall be accessed by the alley that exists along the rear property line.
- (d) All building materials, elevations, setbacks, and site improvements pertaining to the Special Use shall be substantially as shown on the Plans.

- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
  - (f) Prior to the issuance of any certificate of occupancy for the Special Use, establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.
- 4 (e) The Owner shall make improvements within the right-of-way, including sidewalk improvements along North 27th Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Surrounding Area**

The subject property, along with those properties located to the north, south and west, is located in the R-5 Single-Family Residential District. These properties predominately contain single-family dwellings along with a few vacant properties. The properties located across N. 27<sup>th</sup> Street to the east are in the B-2 Community Business District and contain business uses as well as multi-family housing.

### **Neighborhood Participation**

Staff notified the Unity Civic League and adjacent property owners. No comments of support or opposition have been received from the community or neighboring property owners for this application.

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