



## CITY OF RICHMOND

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

**Ord. No. 2021-258:** To authorize the special use of the property known as 1308 North 23rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 4, 2021

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

1308 North 23rd Street

#### **PURPOSE**

To authorize the special use of the property known as 1308 North 23rd Street for the purpose of a single-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. Single-family dwellings are permitted uses in this zoning district provided that certain lot feature requirements are met. The lot that will contain the proposed single-family dwelling is 25 feet wide. A minimum lot width of 50 feet is required for a single-family dwelling in the R-6 Single-Family Attached Residential District. Therefore a special use permit is required.

Staff finds that the proposed use is consistent with the recommendations of Richmond 300. The recommended land use is Neighborhood Mixed-Use. The proposed single-family dwelling is a primary use recommended in the Neighborhood Mixed-Use land use category.

The existing block consists primarily of single-family attached and detached dwellings. Staff finds that the proposed single-family detached dwelling would complement the character of the existing area with a full front porch that will engage the street.

Staff finds that 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 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.

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## **FINDINGS OF FACT**

### **Site Description**

The vacant .072 acre subject property is located midblock on the western side of North 23rd Street between Fairmont Avenue and T Street. Deed history shows that the property was an independent lot of record in 1892. In 1901 it was combined with the adjacent property located at 1306 North 23rd street creating a 50 foot wide parcel containing two single-family dwellings, each located within the area of the original lots. In 1962 the consolidated lot was split into two lots in order to facilitate the sale of the subject property and the property located at 1306 North 23rd street as individual properties. Later, the single-family dwelling on the subject property was demolished.

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

The proposed Special Use Permit would allow for the construction of a new detached single-family dwelling.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described 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:** 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.

**Mobility:** Bicycle, pedestrian, 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:** Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

**Secondary Uses:** Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

### **Zoning and Ordinance Conditions**

The Property is currently located within the R-6 Single-Family Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- (b) One parking space shall be provided on the Property to the rear of the Property.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

### **Surrounding Area**

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, properties are improved primarily with single-family dwellings.

### **Affordability**

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less to avoid a housing cost burden.\* Based upon the median household income for the Richmond region and the estimated sales price of the home provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

*\*(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

### **Neighborhood Participation**

Staff notified area residents and property owners and the Unity Civic League. Staff has received no comments of support or opposition for the project.

**Staff Contact:** David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036