



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-169: To authorize the special use of the property known as 2711 Q Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2024

PETITIONER

Baker Development Resources

LOCATION

2711 Q Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings that do not meet the lot feature requirements of the zoning district where they are located. A Special Use Permit is, therefore, requested.

The subject property is in the R-6 Single-Family Attached Residential District. In this district, a single-family attached dwellings are a permitted use provided that each parcel contains not less than 2,200 square feet in area and a width not less than fifty feet.

The subject property contains 3,225 square feet and is 32 feet wide. After subdivision, the two new lots will be 16.7 feet in width and contain approximately 1,662 square feet of area.

RECOMMENDATION

Staff finds that the proposed development would be consistent with the historic pattern of development in the neighborhood and with the recommendations of the Richmond 300 master plan. The recommended land use recommendation calls for Neighborhood Mixed-Uses for the property and surrounding neighborhood. Single-Family Dwellings are listed as an appropriate primary use in this designation.

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 special 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.

FINDINGS OF FACT

Site Description

The property is in the Church Hill North neighborhood situated on a block bounded by P Street, North 27th Street, North 28th Street, and Q Street. The block is intersected by a 10-foot public alley which runs along the subject property's eastern property line. The property is currently vacant.

Proposed Use of the Property

Two single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use, which consists of existing or new highly walkable urban neighborhoods that are primarily residential.

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 (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 square feet.

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

Zoning Administration recommended approval without comments.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as up to two single-family attached dwellings, 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 two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, 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.

- (a) 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 neighborhood is in the R-6 Single-Family Attached Residential District and contains primarily single-family dwellings and vacant parcels.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association as well as area residents and property owners. No comments in support or opposition have been received.

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