



## CITY OF RICHMOND

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

**Ord. No. 2021-274:** To authorize the special use of the property known as 1108 North 28<sup>th</sup> Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 18, 2021

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

1108 North 23rd Street

#### **PURPOSE**

To authorize the special use of the property known as 1108 North 28<sup>th</sup> Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-6 Single-Family Attached Residential Zoning District. The series of three attached single-family dwellings is a permitted use in this zoning district. However, as proposed the lots cannot meet the average unit width requirement and the side yard setback for end units. 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 attached dwellings are 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 attached dwellings 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 .181 acre subject property is located near the corner of North 28th Street and Q Street. The property is improved with a 1,056 square foot single-story ranch style single-family dwelling. An alley runs along the south and west property lines.

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

The proposed Special Use Permit would allow for the construction of three new single-family attached dwellings. The existing structure will be razed property subdivided into three parcels. As proposed, the properties cannot meet the average unit with of 20 feet nor the side yard setback of ten feet required for attached dwellings. All other lot feature requirements of the district are met, as is the required off-street parking of at least one space per dwelling unit.

### **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**

As noted by Zoning Administration, the subject property is zoned R-6 Single-Family Attached Residential district. The property currently consists of a one-story single-family dwelling with an accessory structure (shed). This proposal is to demolish the existing dwelling and accessory structure in order to divide the tax parcel into three (3) lots for the construction of three (3) attached single-family dwellings.

Front yard – not less than fifteen feet (15') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). This requirement is met or waived by the SUP. Side yards – not less than three feet (3') in width except where buildings are attached. Not less than ten feet (10') in width at each end of a series of attached units. The SUP will be required waive this requirement.

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

- (a) The Special Use of the Property shall be as up to three single-family attached dwellings, substantially as shown on the Plans.
- (b) Three off-street parking spaces shall be provided to the rear of the Property.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into three 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**

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 attached dwellings. Institutional, commercial, vacant, and multi-family land uses are also present.

## **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 Church Hill Central Civic Association. Staff has received no comments of support or opposition for the project.

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