



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-262: To authorize the special use of the properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2nd, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

2831, 2833 and 2835 Burfoot Street

PURPOSE

To authorize the special use of the properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize up to four single-family detached dwellings within the R-5 Single Family Residential District. While the single-family dwelling use is permitted in the R-5 Residential District, requirements regarding lot area and lot width cannot be met. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the single-family detached housing type within the Residential land use category.

Staff further finds that the proposed use would be consistent with the historic pattern of the development in the area, which is primarily single-family detached dwellings.

Staff also finds that the proposed use is consistent with Objective 6.1 to, "Increase the number of residents and jobs at Nodes and along enhanced transit corridors" (Richmond 300, p. 109). The dwelling units will be located near the Swansboro Neighborhood Node and near Midlothian Turnpike, which is defined as a Great Street in the Master Plan.

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.

FINDINGS OF FACT

Site Description

The properties are located in the Swansboro Neighborhood between East 29th Street and East 28th Street. The site is currently a 13,801 square foot parcel of land improved with one single-family detached dwelling. The current dwelling is proposed to be kept with the addition of three new dwellings.

Proposed Use of the Property

Four single-family detached dwellings.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential.

Development Style:

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility:

Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity:

Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses:

Single-family houses, accessory dwelling units, and open space

Secondary Uses:

Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.4– Lot area and width

The required lot area is 6,000 square feet

The proposed lot area is 2,948 square feet for three of the lots and 4,957 square feet for the fourth lot.

The required lot width is 50 feet

The proposed lot width is 25.4 feet for three of the lots and 42.74 feet for the fourth lot.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to four single-family detached dwellings, substantially as shown on the Plans.
- No fewer than three off-street parking spaces shall be provided 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, 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.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to four 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 land uses are primarily residential.

Affordability

The median household income for the Richmond region is currently \$109,400 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$32,820 per year, or \$2,735 per month, or less, to avoid a housing cost burden.

**(U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Regional)*

Neighborhood Participation

Staff notified area residents, property owners, and the Swansboro Neighborhood Association. Staff has received no letters regarding the proposal.

Staff Contact: Shaianna Trump, Associate Planner, Land Use Administration, 804-646-7319