



## CITY OF RICHMOND

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

**Ord. No. 2024-327:** To authorize the special use of the property known as 1800 North 27<sup>th</sup> Street for the purpose of one single-family detached dwelling, upon certain terms and conditions. (7<sup>th</sup> District)

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**To:** City Planning Commission Land  
**From:** Use Administration  
**Date:** February 4, 2025

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#### **PETITIONER**

William Gillette, Baker Development Resources

#### **LOCATION**

1800 North 27<sup>th</sup> Street (7<sup>th</sup> District)

#### **PURPOSE**

The applicant is requesting a Special Use Permit to authorize the construction of one single-family detached dwelling within an R-5 Single-Family Residential District. The dwelling is permitted within the district but certain lot feature requirements regarding lot area, lot width, and yards cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

#### **RECOMMENDATION**

Staff finds that the single-family use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, wherein single-family residences are described as a primary use (Richmond 300, p. 82).

Staff finds that the proposed lot area and width, while not consistent with the underlying zoning, are consistent with the existing adjacent parcels.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Woodville neighborhood on North 27<sup>th</sup> Street between Y Street and X Street. The property is currently a 3,606 square foot (0.083 acre) parcel of land.

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

One single-family detached dwelling.

## Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use, which is described as and, "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." (RVA 300, p. 82).

**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. Parcels are generally between 1,500 and 5,000 sq. ft.

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

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

## Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family District. The following features 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 parcel is 3,606 square foot in area.*

*The required lot width is 50 feet. The width of the parcel is just shy of 50 feet, at 49 feet.*

### Sec. 30-410.5. – Yards

*The required front yard is 25 feet. The proposed front yard is 15 feet.*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one single-family detached dwelling, substantially as shown on the Plans.
- No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
- 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.

**Surrounding Area**

The surrounding land uses are generally residential.

**Neighborhood Participation**

Staff notified area residents and property owners. The area civic association, Fairmount Neighborhood Civic Association, is no longer active. Staff has received no letters to date regarding the proposal.

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