



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-060: To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: March 19, 2024

PETITIONER

Baker Development Resources

LOCATION

1014 and 1016 Russell Street

PURPOSE

The applicant is requesting a Special Use Permit for the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings. The subject properties are located within the R-63 Multifamily Urban Residential District. The proposed single-family detached dwelling use does not meet certain feature requirements of the R-63 District. Therefore, the applicant requests a Special Use Permit.

RECOMMENDATION

Staff finds the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Neighborhood Mixed-Use category.

The proposed dwellings will be located within walking distance to the 25th/Nine Mile Neighborhood Node and is in close proximity to public transit including GRTC bus route 12 which connects to the downtown transfer station. Staff finds that this proposal contributes to Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options." (Richmond 300, p. 109).

Staff further finds that the proposal is consistent with Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City" (Richmond 300, p. 100).

Staff finds that, with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met by the proposal. Staff finds that the proposed use would not be detrimental to the general welfare of the community involved, would not create congestion in the streets in the area involved, and would not create hazards, overcrowding of land, or interfere with public requirements and adequate light and air.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description and Surrounding Area

The property is in the Union Hill neighborhood and historic district situated on a block bounded by Carrington Street, Venable Street, Pink Street, and Russell Street. The two properties total 4,620 square feet (0.10 acre). The current zoning for the property is R-63 Multifamily Urban Residential District and is situated in the vicinity of the 25th/ Nine Mile Neighborhood Node which is made up of UB, UB-2, B-2, B-5, R-5, and R-6 districts. The 25th/Nine Mile Neighborhood Node includes a mix of uses including residential, institutional, office, and a concentration of commercial along N 25th Street. The node is intersected by Venable Street, N 25th Street, Fairmount Avenue, and Nine Mile Road, which are identified as major mixed-use streets. The density of the proposed application is 2 dwelling units upon 0.10 acres or approximately 18.76 units per acre.

Proposed Use of the Property

Two single-family detached dwellings

Master Plan

The Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use, which is defined 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: 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.” (Richmond 300, p. 56).

Zoning

The property is zoned R-63 Multifamily Urban Residential District. The proposed single family dwelling use does not meet certain feature requirements, including lot area. Therefore, a Special Use Permit is required to be adopted by City Council to permit the use.

Ordinance Conditions

If adopted, the Special Use Permit would impose conditions on the property, including:

- The Special Use of the Property shall be as two single-family detached 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, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.
- 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 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.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets
- The Owner shall make improvements within the right-of-way, including the installation of a new concrete sidewalk and two new street trees along Russell Street, substantially as shown on the Plans.

Neighborhood Participation

Staff notified area residents, property owners, as well as the Union Hill Civic Association. Staff has received no letters to the proposal.

Reviewing Planner

James Dealaman, AICP, Planner Associate, Land Use Administration, 804-646-0455

Staff Contact

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