



## CITY OF RICHMOND

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

**Ord. No. 2021-326:** To authorize the special use of the property known as 1807 Harwood Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 6, 2021

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#### **PETITIONER**

Zeb Becker

#### **LOCATION**

1807 Harwood Street

#### **PURPOSE**

To authorize the special use of the property known as 1807 Harwood Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-5 Single-Family Residential zoning district and contains a two-family dwelling. The proposed development would include two new two-family dwelling. Two-family detached dwellings are not permitted uses in this zoning district. In addition, the proposed new parcels would not meet all lot feature requirements of the zoning district. Therefore a special use permit amendment is required.

Staff finds that the proposed two-family homes conform to the recommendations of Richmond 300. The recommended land use is Residential where the proposed duplexes are an appropriate secondary use.

The existing block consists primarily of small single-family, with two-family uses present as well. Staff finds that the proposed duplexes are in keeping with the character of the existing area.

Staff finds the proposed development would not pose an undue burden to 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 subject property is located on the north side of Harwood Street near its intersection with East 18<sup>th</sup> Street to the east. The property is 120 feet wide and 158 feet deep, for a total of 18,960 square feet of area.

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

The proposed development would create three lots 40 feet wide with 6,319 square feet of area. The existing two-family structure shall remain and two new two-family dwellings would be built on the newly created parcels located to the east and west. As proposed, the new structures would be built in compliance with the Americans with Disabilities Act (ADA) standards. The existing two-family dwelling will not be ADA compliant.

The existing two-story structure will be renovated retaining its current design. The new structures are complementary to the surrounding dwellings on the block and in the neighborhood. Several homes on the street have retrofitted accessibility ramps providing front door access. The proposed new structures shall be built at grade and will not require access ramps. The net density of the development would be approximately 14 units per acre.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses. Neighborhood consisting primarily of single-family houses on large or medium-sized lots more homogeneous in nature.

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, pedestrian, and transit 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**

Zoning Administration recommended approval of the requested Special Use Permit without further comment. The Property is currently located within the R-5 Single-Family Residential District.

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 two-family detached dwellings, substantially as shown on the Plans.
- (b) No less than two off-street parking spaces per dwelling unit shall be provided, substantially as shown on the Plans.
- (c) All elevations and site improvements shall be substantially as shown on the Plans. Building siding shall consist of cementitious siding or similar material.
- (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 a certificate of occupancy for the Special Use, the subdivision of up to three 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**

All properties surrounding the subject property are located within the same R-5 Single-Family Residential zoning district. Within the area of the subject property, properties are improved with single-family and two-family dwellings.

**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 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 Oak Grove Civic Association. No letters of support or objection to the proposed SUP have been received.

**Staff Contact:** David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036