



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-109: To authorize the special use of the property known as 415 North 35th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 17, 2021

PETITIONER

Baker Development Resources

LOCATION

415 North 35th Street

PURPOSE

To authorize the special use of the property known as 415 North 35th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-8 Urban Residential zoning district. Single-family attached dwellings are permitted uses in this zoning provided that certain lot feature requirements are met. The proposed lot split will result in two parcels 23 feet in width and contain approximately 2,111 square feet of area. A minimum lot width of 18 feet and an area of at least 2,200 square is required for a single-family detached dwelling in the R-8 Urban Residential District. A special use permit is therefore required.

Staff finds that the proposed use is generally in keeping with the historic development pattern in the area and generally consistent with the recommendations of the Master Plan.

Staff finds that 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 this special use permit request.

FINDINGS OF FACT

Site Description

The 4,222 square foot subject property is located midblock on the eastern side of North 35th Street between East Marshall Street and East Clay Street. This vacant parcel is in the Chimborazo neighborhood.

Proposed Use of Property

The proposed use of the property is to subdivide the parent tract into two parcels and build two single-family attached dwellings. The proposed lots are of size and configuration that are typical on the block and in the neighborhood.

Master Plan

The Richmond 300 Master Plan recommends Neighborhood Mixed-Uses for the Property. Such areas are 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: 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 (see Street Typologies Map). 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 & Ordinance Conditions

The property situated in R-8 Urban Residential District. Single-Family Attached homes are permitted uses in this district provided certain lot feature requirements are met. The proposed lot split will result in two parcels 23 feet in width and contain approximately 2,111 square feet of area. A minimum lot width of 18 feet and an area of at least 2,200 square is required for a single-family detached dwelling in the R-8 Urban Residential District. Lots of this size and configuration are typical on the block and in the neighborhood where it is located.

Zoning Administration approved this proposal without comment.

This special use permit is conditioned on special terms and conditions, including:

- (a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- (b) No less than one parking space shall be provided on the Property, substantially as shown on the Plans.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed the height as shown on the Plans.
- (e) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into two lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals.
- (f) The Owner shall make improvements within the right-of-way, including new sidewalk and sidewalk ramps.

Surrounding Area

All properties surrounding the subject property are located within the same R-8 Urban Residential zoning district. Within the area of the subject property, properties are improved with single-family and two-family attached and detached dwellings.

Neighborhood Participation

The Church Hill Central Civic Association and area property owners and residents were notified regarding this request for a special use. No letters of support or opposition have been received.

Staff Contact

David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036