



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-178: To authorize the special use of the properties known as 1106 and 1108 North 21st Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2020

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

1106 and 1108 North 21st Street

PURPOSE

To authorize the special use of the properties known as 1106 and 1108 North 21st Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject properties are each 21 feet wide by 125 feet deep and combined are .124 acres (5,407 square feet) in area. The properties are located in the Fairmont neighborhood of the East Planning District, on North 21st Street, between Q and R Streets.

Two-family attached dwellings are permitted in the R-6 Single-Family Attached District provided that they lawfully existed prior to the June 28, 2004. As the proposed two-family attached structures shall be new construction, they are not permitted uses in the district. Furthermore, the proposed two-family attached dwellings will be built on parcels that do not meet the minimum lot feature requirements in the R-6 Single-Family Attached Residential District. Therefore, a special use permit is required.

Staff finds that the subject properties' 21 foot lot width was typical for the street at the time it was platted. Over time, parcels have been combined and properties redeveloped with suburban style single-family homes. The proposed two-family attached structures will have single front entrances and will appear from the curb as a single-family attached dwelling similar to the other homes in the area.

Staff finds that the proposed residential development would be generally consistent with the historic pattern of development of the area in terms of use and residential density and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking as a total of four off-street parking spaces are provided in the rear of the properties.

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 subject properties are each 21 feet wide by 125 feet deep and combined are .124 acres (5,407 square feet) in area. The properties are located in the Fairmont neighborhood of the East Planning District, on North 21st Street, between Q and R Streets.

Proposed Use of Property

The proposed special use permit will allow the property to be used as two two-family attached dwellings served by four on-site parking spaces.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities between 8-20 units per acre. The density of the proposal is approximately 32 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

Zoning and Ordinance Conditions

Two-family attached dwellings were a permitted principal use in the R-6 Single-Family Attached Residential District prior to June 28, 2004. However, Section. 30-412.5 (3) of the zoning ordinance states that two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet. The subject properties are each 21 feet wide and contain approximately 2,625 square feet.

The Zoning Administrator provided the following comments regarding this request for special use:
Zoning has no issues in regard to this request.

The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be two two-family attached dwellings, substantially as shown on the plans.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

(d) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans.

(e) No fewer than one off-street parking space shall be provided per dwelling unit shall be provided.

Surrounding Area

The subject property, as well as all adjacent properties, are located in the R-6 Single-Family Attached Residential District. A mix of single-, two-, and multi-family residential, vacant, commercial, and institutional land uses are present in the vicinity.

Neighborhood Participation

Staff notified the New Visions Civic League and adjacent residents and property owners. No notifications of support or opposition have been received.

Staff Contact

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