



## CITY OF RICHMOND

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

**Ord. No. 2019-203:** To authorize the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 3, 2019

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#### **PETITIONER**

Royal Ventures, LLC

#### **LOCATION**

3111 Q Street

#### **PURPOSE**

To authorize the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant has proposed to a two-family detached dwelling on a lot that does not meet the lot width and lot area standards required for the zoning district in which it is located. A special use permit is therefore required.

Staff finds that the proposed use is a permitted use of the underlying zoning of the property, is consistent with other uses in the community, and would contribute to a variety of housing choices.

Staff finds the 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 the Special Use Permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 3,800 SF (.087 acre) parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's East Planning District, on Q Street between North 31 and North 32 Streets.

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

The proposed use will be a two-family detached dwelling served by two on-site parking spaces. The density of the parcel if developed as proposed would be a ratio of approximately 23 units per acre.

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### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.)

There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for neighborhoods to provide a variety of housing choices.

### **Zoning and Ordinance Conditions**

The subject property is located in the R-6 Single-Family Attached Residential district.

Two-family detached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 6,000 square feet and a minimum of 50 feet of width is met. The subject property is a lot that is 38' wide and 100 feet deep, for a total area of 3,800 square feet. A special use permit is required in order to build the proposed structure on this nonconforming lot.

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

- a. The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.
- b. The height of the Special Use shall not exceed the height as shown on the Plans.
- c. All building materials and elevations pertaining to the Special Use shall be substantially as shown on the Plans.

- 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. Two off-street parking spaces shall be provided at the rear of the Property.

**Surrounding Area**

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached and single-family attached structures.

**Neighborhood Participation**

Staff notified the Church Hill Central Civic Association and adjacent property owners. No letters of support or opposition have been received.

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