



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-241: To authorize the special use of the property known as 404 North 33rd Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 3, 2016

PETITIONER

Mr. Charles Field
Obsidian, Inc

LOCATION

404 North 33rd Street

PURPOSE

To authorize the special use of the property known as 404 North 33rd Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is improved with a vacant two-story single-family detached wood framed residential dwelling located at 404 North 33rd Street between 16' public alley to the north and North 33rd Street to the south and East Marshall Street to the west. The proposed two-family detached dwelling is comprised of a first floor 2-bedroom unit and a second floor 1-bedroom unit.

The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-8 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-8 district. Therefore, the applicant is requesting a special use permit.

Per the City of Richmond Zoning Ordinance, an R-8 lot must be not less than 3,400 square feet in area with a width of not less than 28 feet to accommodate a two-family detached dwelling. The subject property is 2,962 square feet in area with a width of 24 feet.

Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. Two spaces have been provided on the subject property and are accessible via the alley to the rear of the property. All surrounding properties are also located in the R-8 district. The predominant land uses on the 400 block of 33rd Street are single and two-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, "A continued need exists to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill,

Oakwood/ Chimborazo, and Fairmount neighborhoods” (Page 163) Designations for the subject property along 33rd Street is for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached, at densities of 8 to 20 units per acre (p. 133). However the plan also states that, “Residential infill development should be similar in density, architectural character, and use to what currently existing in the surrounding area and should enhance the character and quality of the neighborhoods.” (p. 166) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density.

Staff finds that the proposed development would be in conformance with the Master Plan as it pertains to the Single and Two-Family (Medium Density) land use. Staff further finds that with the proposed use of the property, 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.

FINDINGS OF FACT

Site Description

The subject property is improved with a vacant two-story single-family detached wood framed residential dwelling located at 404 North 33rd Street between 16’ public alley to the north and North 33rd Street to the south and East Marshall Street to the west. The proposed two-family detached dwelling is comprised of a first floor 2-bedroom unit and a second floor 1-bedroom unit.

Proposed Use of the Property

The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-8 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-8 district. Therefore, the applicant is requesting a special use permit.

Master Plan

The City of Richmond’s Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, “A continued need exists to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/ Chimborazo, and Fairmount neighborhoods” (Page 163) Designations for the subject property along 33rd Street is for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached, at densities of 8 to 20 units per acre (p. 133). However the plan also states that, “Residential infill development should be similar in density,

architectural character, and use to what currently existing in the surrounding area and should enhance the character and quality of the neighborhoods.” (p. 166) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density.

Zoning & Ordinance Conditions

Within the R-8 district, lots must be not less than 3,400 square feet in area with a width of not less than 28 feet to accommodate a two-family detached dwelling. The subject property is 2,962 square feet in area with a width of 24 feet. In addition, Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. Two spaces have been provided on the subject property and are accessible via the alley to the rear of the property.

Surrounding Area

All surrounding properties are also located in the R-8 district. The predominant land uses on the 400 block of 33rd Street are single and two-family detached.

Neighborhood Participation

Staff notified Councilwoman Cynthia Newbille, Church Hill Association, and the Church Hill Central Civic Association regarding the request. Staff has received no letters of support or opposition at this time for the proposal.

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