



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-023: To authorize the special use of the property known as 3310 Q Street for the purpose of up to two two-family detached dwellings with two accessory dwelling units, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2025

PETITIONER

Baker Development Resources

LOCATION

3310 Q Street

PURPOSE

The authorization of the special use of the property known as 3310 Q Street will permit the division of the subject property into two parcels. Each parcel will be improved with a 2 ½ story two family detached dwelling separated by a party wall built over the property line, and a 1 ½ story accessory dwelling unit in the rear. The proposal cannot satisfy lot feature requirements, and accessory dwelling units are only permitted uses on residentially zoned properties with a single-family detached dwelling. A special use permit is therefore required.

RECOMMENDATION

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use. This future land use category designates two family detached dwellings and accessory dwelling units as appropriate primary uses, and two family dwellings are located throughout the neighborhood.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 7,501 square-foot subject property is located midblock on the northern side of Q Street between North 33rd Street and North 34th Street in the Church Hill North neighborhood. The property is serviced by an alley running along the rear property line. There is an existing two-family detached dwelling on the property that was constructed, per city records, in 1954.

Proposed Use of the Property

The proposal calls for the construction of a pair of two-family attached dwellings, each with an accessory dwelling unit in the rear, for a total of six dwelling units.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Uses which consists of existing or new highly walkable urban neighborhoods that are primarily residential.

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 square feet.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential District. Zoning Administration provided the following comments:

The proposal is to construct two two-family detached dwellings, each with an ADU. ADUs are only permitted by-right accessory to single-family dwellings. In addition to the use not being permitted, not all R-6 zoning requirements are met.

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

- The Special Use of the Property shall be as up to two two-family detached dwellings with two accessory dwelling units, substantially as shown on the Plans.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to two 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

The surrounding land uses are primarily single-and-two-family detached dwellings.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association and surrounding property owners. Staff has received no letters to date regarding the proposal.

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