



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-114: To authorize the special use of the properties known as 1303 and 1305 North 29th Street for the purpose of no more than two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 16, 2018

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1303 and 1305 North 29th Street

PURPOSE

To authorize the special use of the properties known as 1303 and 1305 North 29th Street for the purpose of no more than two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development is located in the Church Hill Central area of the East Planning District and is comprised of 1303 and 1305 North 29th Street.

The applicant is proposing to construct a two-story, 1,700 SF, single-family detached dwelling and renovate an existing single-family detached dwelling. The lots are located in the R-6 Single-Family Attached Residential District. The R-6 district requires single-family detached dwellings to be located upon lots with lot areas of not less than 5,000 SF, and lot widths of not less than 50 ft. 1305 North 29th Street does not meet these requirements. The minimum side yard requirement of 5 feet is also not met by the existing and proposed dwellings. A special use permit is therefore required.

Staff finds that the proposed development would be consistent with the Master Plan's single-family (medium density) land use recommendation.

Staff further finds the proposed development would include infill development of like density and use and would be consistent with the existing pattern of development in the area.

Staff further finds that, with the provision of on-site parking, the proposed development would not pose an undue burden on the availability of on-street parking in the area.

Staff further 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.

FINDINGS OF FACT

Site Description

The proposed development is located in the Church Hill central area of the East Planning District and is comprised of 1303 and 1305 North 29th Street.

1303 North 29th Street is improved with a 1.5-story single-family detached dwelling constructed, per tax assessment records, in 1957, and is comprised of 0.152 acres (6,600 SF) of land.

1305 North 29th Street is unimproved and comprised of is comprised of 0.08 acres (3,300 SF) of land.

Proposed Use of the Property

The applicant is proposing to renovate the existing dwelling at 1303 North 29th Street and construct a two-story, 1,700 SF, single-family detached dwelling at 1305 North 29th Street.

The front and side yard setbacks of the proposed and existing dwellings are generally consistent with the pattern of development in the area, however all side yard setbacks are not compliant with the five foot minimum requirement of the R-6 district.

The overall density of the parcels would be approximately 9 units per acre.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density land use which includes, "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (City of Richmond, Master Plan, p.133)

Specifically for the East Planning District, the Plan states "infill development of like density and use is appropriate" (p. 166).

Zoning and Ordinance Conditions

The current zoning for this property is R-6, Single-Family Attached Residential.

If approved, the special use permit would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a single-family detached dwelling located at 1303 North 29th Street and a single-family detached dwelling located at 1305 North 29th Street, substantially as shown on the Plans and survey attached to this ordinance.

(b) On-site parking shall be provided for no fewer than one vehicle per dwelling unit, substantially as shown and identified as "parking pad" on the survey attached to this ordinance.

(c) The height of the special use shall be limited to two stories, 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) All building materials and elevations for the dwelling to be constructed at 1305 North 29th Street shall be substantially as shown on the Plans.

4 (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

The current zoning for the surrounding properties is R-6 Single-Family Attached Residential. Single-family residential land use predominates the immediate vicinity of the subject property, with some two-family and multifamily residential, institutional, government, and commercial land uses present as well.

Neighborhood Participation

Staff has received a letter of support from the Church Hill Central Civic Association.

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