



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-074 To authorize the special use of the property known as 902 North 29th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2025

PETITIONER

William Gillette, Baker Development Resources

LOCATION

902 North 29th Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of one single-family detached dwelling and one single-family attached dwelling in a R-6 Single-Family Attached district. The single-family attached dwelling will be attached to a similar single-family attached dwelling on 902 1/2 North 29th Street, which can be constructed by-right. Requirements regarding lot area and lot width cannot be met. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where single-family dwellings are identified as an appropriate primary use.

Staff finds that the proposed lot area and width are consistent with the historic pattern found throughout the neighborhood where there is clear evidence of more narrow lots.

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 property is located in the Church Hill North Neighborhood on North 29th Street between O Street and P Street. The property is currently a 6,236 square foot (0.14 acre) parcel of land improved with a one-story single-family dwelling.

Proposed Use of the Property

One single-family detached dwelling and one single-family attached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use which is defined as an "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses" (Richmond 300, p. 82).

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.

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 sq. ft.

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

Secondary Uses: Large multifamily 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 District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.4 – Lot area and width, density, and unit width

-Lot area must be at minimum 5,000 square feet.

-Lot width must be at minimum 50 feet.

The proposed lot area for 902 ½ N 29th St is 2,773 square feet and the proposed width is 21.3 feet.

The proposed lot area for 900 N 29th St is 3,463 square feet and the proposed width is 26.6 feet.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling and one single-family attached dwelling, substantially as shown on the Plans.

- No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two 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 no more than 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 residential and institutional.

Neighborhood Participation

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

Staff Contact: Alyson Oliver, Planner, Land Use Administration, 804-646-3709