



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-247: To authorize the special use of the property known as 909 North 27th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2018

PETITIONER

Matthew Morgan – Project Homes

LOCATION

909 North 27th Street

PURPOSE

To authorize the special use of the property known as 909 North 27th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct a two-story, 1,600 square ft., two-family detached dwelling. The property is currently located in the R-63 Multifamily Urban Residential Zoning District. The R-63 district calls for two-family detached dwellings to be located upon lots with lot areas of not less than 3,200 sq. ft., and lot widths of not less than 27 ft. The proposal does not meet these requirements, a special use permit is therefore required.

Staff finds the proposal to be consistent with the Master Plan and the historic pattern of development in the neighborhood.

Staff further finds that the proposal 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 subject property consists of one 2990 sq. ft. (0.07 acre) unimproved parcel of land and is a part of the Church Hill North neighborhood in the City's East Planning District.

Proposed Use of the Property

The applicant is proposing to construct a two-story, 1,600 square ft., two-family dwelling with off-street parking for two vehicles.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Mixed Use Residential. Primary uses for this category include "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. Typical zoning classifications that may accommodate this land use category: R-63, R-8." (City of Richmond Master Plan, p. 304)

Zoning and Ordinance Conditions

The property is currently located in the R-63, Single Family zoning district.

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

- 3(a) The use of the Property shall be a two-family detached dwelling, substantially as shown on the Plans.
- (b) A total of two, off-street parking spaces shall be provided as shown on the Plans.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (d) The height of the Special Use shall not exceed the height shown on the Plans.
- (e) All building materials and elevations shall be substantially as shown on the Plans.

Surrounding Area

Adjacent and nearby properties are a combination the same R-63 District as the subject property. Properties to the east are within the R-6 Single-Family Residential District. Residential land use predominates the area, with some commercial and institutional land uses present as well.

Neighborhood Participation

Staff has not received any letters of support or opposition for this application.

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