

APPLICANT'S REPORT

June 14th, 2021

*Special Use Permit Request
1628 N 27th Street, Richmond, Virginia
Map Reference Number: E000-0948/031*

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

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Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1628 N 27th Street (the "Property"). The SUP would authorize the construction of a single-family detached dwelling. While single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of N 27th Street at its intersection with X Street. It is referenced by the City Assessor with a tax parcel number of E000-0948/031. The Property is 50 feet in width and 72.5 feet in depth, contains approximately 3,627 square feet of lot area, and is currently unimproved. Access is provided by a north-south alley located to the rear of the Property.



The properties in the vicinity which are developed primarily contain single-family detached dwellings. Many of the properties on the western portion of N 27th, including the properties immediately adjacent to the subject Property, are currently unimproved. To the west across X and 27th Streets lies the Woodville Presbyterian Church.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. To the south, along the commercial corridor on Nine

Mile Road lies the B-2 Community District. Further south, across Nine Mile Road are both RO-2 and UB-2 zoning districts.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan suggests this future land use designation feature a variety of building types that are close to one another and create a unified street wall. The Master Plan also recommends buildings in this future land use category be "generally two to four stories and... located on parcels generally between 1,500 and 5,000 square feet." This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are one of the contemplated primary uses in the Neighborhood Mixed-Use future land use designation (p. 56).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of a new, single-family detached dwelling. The new dwelling would be located on the existing parcel which is 50 feet in width and contains 3,627.5 square feet of lot area. As a result, the R-5 District lot area requirement would not be met for the new dwelling. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one (1) off-street parking space be provided, will be met.

PROJECT DETAILS/DESIGN

The proposed dwelling would two stories in height and would be of frame construction with horizontal lap siding. It would include approximately 1,680 square feet of finished floor area and consist of four bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include a master bedroom with en-suite master bathroom and walk-in closet. A front porch and rear deck are included in the design and would provide additional outdoor living space for the occupants.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and

feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are enthusiastically seeking approval for the construction of a new, single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residences consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block though the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.