



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-084: To authorize the special use of the property known as 1707 Tyler Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (3rd District)

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

PETITIONER

Baker Development Resources

LOCATION

1707 Tyler Street

SUMMARY

The applicant proposes to build one new two-family detached dwelling on a vacant parcel of land. While the proposed use is allowed in the R-53 Multifamily Residential District, it does not meet lot area and width requirements of the underlying zoning. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that the proposed dwelling units are compatible with both the existing neighborhood form and the recommendations for the Residential land use designation in the Richmond 300 Master Plan.

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.

Following introduction, staff noted that the wrong survey was referenced in the ordinance. To correct this error, staff recommends approval of the Special Use Permit request with the following amendment:

- Revise the ordinance text in Section 2(a) as follows:
"...being more particularly shown on a survey entitled "Survey of Lot 4 – Blk. 1, Duvals Addition," prepared by Long Surveying, LLC, and dated ~~September 9, 2023~~ December 6, 2024."

FINDINGS OF FACT

Site Description

The property is 4,099.48 square feet (.09 acre) parcel of land, located on the east side of Tyler Street between W Fells and School Streets within the Chamberlayne Industrial Center neighborhood.

Proposed Use of the Property

One two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a, "neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for this property is R-53 Multi-family Residential. The proposed use does not meet underlying zoning requirements regarding lot area and width. Therefore, a special use permit has been requested.

Additional conditions will be imposed by the amended ordinance, including:

- The Special use of the Property shall be as one two-family detached dwelling, 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 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.

Surrounding Area

The Property and those to the north, east, south and west are zone R-53 with primarily single-family detached and attached as well as multi-family buildings.

Neighborhood Participation

Staff notified area residents. There are no civic associations near this property, and staff has not received any public comment on this request, to date.

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