



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-134:** To authorize the special use of the property known as 2015 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 7, 2021

---

#### **PETITIONER**

New Life Homes REI, LLC

#### **LOCATION**

2015 North Avenue

**PURPOSE:** To authorize the special use of the property known as 2015 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-6 Single-Family Attached Residential zoning district. Two-family detached dwellings are permitted uses in this district provided that certain lot feature requirements are met. The lot containing the dwelling does not conform to these features, specifically lot width and lot area. Therefore a special use permit is required.

Staff finds that the proposal to reestablish two-family residential use of the structure is generally consistent with the recommendations of the Richmond 300 Master Plan and the historic pattern of development in the area.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area, due to the provision of off-street parking spaces on-site and availability of mass transit.

Staff 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 this special use permit request.

---

---

#### **FINDINGS OF FACT**

##### **Site Description**

The .121 acre subject property is located midblock on the eastern side of North Avenue between East Roberts Street and Poe Street, in the Southern Barton Heights neighborhood. The property

is improved with a single-family detached dwelling that was originally constructed as a two-family detached dwelling.

### **Proposed Use of Property**

The special use permit will authorize a two-family detached dwelling.

### **Master Plan**

The Richmond 300 Master Plan designates the subject property for Residential uses.

**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.

The portion of North Avenue on which the property fronts is designated as a Major Residential Street.

Objective 14.5 of Richmond 300 states: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.

### **Zoning and Ordinance Conditions**

The subject property is located in the R-6 Single-Family Attached Residential zoning district. The structure on the property was constructed in the early 1900s as a duplex. In 1974 a Certificate of Occupancy was issued designating the structure as a single-family dwelling. This designation is still current.

The applicant wishes to reestablish use of the structure as a two-family detached dwelling, however the lot features required in Sec.30-412.4 of the zoning ordinance cannot be met. Specifically, a parcel must have a minimum lot width of 50 feet and a total area of 6,000 square feet. The subject property is 44 feet wide, a depth of 120 feet for a total area of 5,280 square feet.

Zoning Administration reviewed the application and provided no adverse comments.

The special use permit ordinance will impose conditions on the property, including:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed the height as shown on the Plans.
- (c) Two off-street parking spaces shall be provided to the rear of the Property.
- (d) 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**

All surrounding properties are also located within the R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, properties are improved predominantly with single- and two-family residential land uses, with some multi-family and mixed-use land uses present in the vicinity as well.

**Neighborhood Participation**

Staff notified the Southern Barton Heights Community Association, as well as area property owners and residents. No letter of opposition or support have been received.

**Staff Contact**

David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036