



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-308: To authorize the special use of the property known as 207 East Ladies Mile Road for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (3rd District).

To: City Planning Commission
From: Land Use Administration
Date: December 3, 2024

PETITIONER

Maggie Walker Community Land Trust, represented by Baker Development Services

LOCATION

207 East Ladies Mile Road

PURPOSE

The request will authorize the construction of two single-family attached dwellings on a parcel containing an existing single-family attached dwelling that shares a party wall with a single-family attached dwelling at 213 Ladies Mile Road. The property is split-zoned, with a portion designated as R-48 Multi-Family Residential, where the proposed use is permitted, and the remainder zoned R-5 Single-Family Residential, where the proposed use is not allowed. To facilitate the construction of the proposed single-family attached structures within the R-5 zoning district, a special use permit is being requested.

RECOMMENDATION

Staff finds that the proposal is consistent with recommendations of the Richmond 300 Master Plan for Residential properties, wherein single-family dwellings are a principal use.

Staff finds that the proposed development is consistent with the objectives of the Inclusive Housing Chapter of the Richmond 300 Master Plan that calls for more housing types throughout the city and encouraging affordable housing options in all city neighborhoods.

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 special 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 requested Special Use Permit.

FINDINGS OF FACT

Site Description

It consists of approximately .188 acres of land and is within the Providence Park neighborhood. There is an existing single-family attached dwelling on the property, which was constructed by-right earlier this year.

Proposed Use of the Properties

Single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses, which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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.

Ground Floor: Not applicable.

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 street.

Zoning and Ordinance Conditions

The subject property is in the R-5 Single-Family Residential and the R-48 Multi-Family zoning districts. Zoning Administration had no comments for this project.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as up to three single-family attached dwellings, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- 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; Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- 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

Properties adjacent to the north are zoned R-48 Multi-Family Residential, while properties to the south, east, and west are zoned R-5 Single-Family Residential and R-1 Single-Family Residential. The area is generally occupied by single-family residential, with some neighborhood commercial and institutional uses in the vicinity.

Neighborhood Participation

The property is located within the territory of the Providence Park Civic Association. The civic association was notified of this request. Letters of notification have been sent to nearby property owners, and a sign noting this request was placed on the property. To date, staff has not received any public comment on this request.

Staff Contact: David Watson, Planner, PDR, Land Use Administration, 804-646-1036