



CITY OF RICHMOND

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

Ord. No. 2023-263: To authorize the special use of the properties known as 1310 Dubois Avenue and 1314 Dubois Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 16, 2023

PETITIONER

Dennis Smith

LOCATION

1310 Dubois Avenue and 1314 Dubois Avenue

SUMMARY

The applicant is requesting a Special Use Permit to authorize two single family detached dwellings within an R-5 Single Family Residential District. While the use is permitted, the properties do not meet the current lot coverage requirements for single family dwellings within the R 5 Zone. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposal is consistent with the recommendations of the City's Master Plan pertaining to the single-family detached housing type within the Residential land use category, including the varied lot sizes and housing types.

Staff also finds that the proposed use is consistent with the historic pattern of development in the area, which is primarily single-family detached dwellings on individual lots.

Staff further finds that the proposed single-family dwellings will utilize existing alleys for access to parking which supports the City's urban design goals. Objective 4.1n states "Prohibit driveways for new small-scale residential buildings on blocks that have alley access." (p. 100)

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Virginia Union neighborhood Langston Avenue and U.S. Interstate 64. The properties together are a total of 8,700 sq. ft., (.18 acre), unimproved, parcels of land.

Proposed Use of the Property

The proposed use of the properties is two single-family detached dwellings. The density of the proposed units is two units upon .18 acres or 11 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting 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.

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 5 Single Family Residential District. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

LOT COVERAGE

Sec. 410.6 – Maximum lot coverage in the R-5 Single-Family Residential District shall not exceed 35 percent of the area of the lot.

The proposed lot coverage is approximately 38 percent.

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

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

- Four off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. 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.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets

Surrounding Area

All adjacent and nearby properties are located within the same R-5 Single-Family Residential Zone. The area is generally single family residential with some industrial uses to the north. Virginia Union University is directly to the south of the properties.

Neighborhood Participation

Staff notified area residents and property owners, and the Edgehill Chamberlayne Court Civic Association about this application. Staff has not received any letters or notifications in support of, or in opposition to this application.

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