



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-315: To authorize the special use of the property known as 2808 ½ East Leigh Street for the purpose of permitting a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2017

PETITIONER

Mr. Frank Cava
Cava Capital LLC

LOCATION

2808 ½ East Leigh Street

PURPOSE

To authorize a single-family detached dwelling at 2808 ½ East Leigh Street

SUMMARY & RECOMMENDATION

The subject property is a vacant lot of 1,936 square feet located at 2808.5 East Leigh Street between North 28th Street to the west and North 29th Street to the east. The proposed single-family detached dwelling is comprised of a two story 3-bedroom dwelling.

The applicant is proposing to construct a single-family detached dwelling. While such a use is permitted in the R-63 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a single-family detached dwelling in the R-63 district. Therefore, the applicant is requesting a special use permit.

Per the City of Richmond Zoning Ordinance, an R-63 lot must be not be less than 3,000 square feet in area with a width of not less than 25 feet to accommodate a single-family detached dwelling. The subject property is 1,936 square feet in area with a width of 22 feet.

Per the Zoning Ordinance, a total of one parking space is required for the dwelling. No spaces have been provided on the subject property because there is no alley access to the rear of the property.

All surrounding properties are also located in the R-63 and R-8 districts. The predominant land uses on the 2800 block of East Leigh Street are single-family detached. Single-family detached residences are located directly to the east and west of the subject property.

The City of Richmond's Master Plan designates the subject property along East Leigh Street for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached.

Staff finds that the proposed development would be in conformance with the Master Plan as it pertains to the Single-Family (Medium Density) land use. Staff further finds that with the proposed use of the property, 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 subject property is a vacant lot of 1,936 square feet located at 2808.5 East Leigh Street between North 28th Street to the west and North 29th Street to the east. The proposed single-family detached dwelling is comprised of a two story 3-bedroom dwelling.

Proposed Use of the Property

The applicant is proposing to construct a single-family detached dwelling. While such a use is permitted in the R-63 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a single-family detached dwelling in the R-63 district. Therefore, the applicant is requesting a special use permit.

Master Plan

The City of Richmond's Master Plan designates the subject property along East Leigh Street for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached

Zoning & Ordinance Conditions

Within the R-63 district, lots must be not be less than 3,000 square feet in area with a width of not less than 25 feet to accommodate a single-family detached dwelling. The subject property is 1,936 square feet in area with a width of 22 feet. In addition, Per the Zoning Ordinance, a total of one parking space is required for the dwelling. No spaces have been provided on the subject property because there is no alley access to the rear of the property.

Surrounding Area

All surrounding properties are also located in the R-63 and R-8 districts. The predominant land uses on the 2800 block of East Leigh Street are single-family detached. Single-family detached residences are located directly to the east and west of the subject property.

Neighborhood Participation

Staff notified Councilwoman Cynthia Newbille, Church Hill Association, and the Church Hill Central Civic Association regarding the request. Staff has received three letters of support and no letters of opposition at this time for the proposal.

Staff Contact: Leigh V. Kelley, Planner II, 804-646-6384