



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-368: To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2023

PETITIONER

Watchtower Homes and Construction, LLC represented by Baker Development Resources

LOCATION

3917 Corbin Street

PURPOSE

To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-2 Single-Family Residential District. Single-family dwelling are permitted uses in this zoning district, however not all lot feature requirements can be met. Therefore a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and neighborhood.

Staff finds that the proposed development is also consistent with the historic pattern of development in the neighborhood.

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 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 Special Use Permit.

FINDINGS OF FACT

Site Description

The vacant 11,221 square foot subject property is located on the eastern side of Corbin Street near the intersection with Rex Avenue.

Proposed Use of the Property

The single-family dwelling constructed on the site is a permitted use authorized. However, the R-2 Single-Family Residential district requires a minimum lot area of not less than 15,000 square feet and a minimum lot width of 90 feet. The subject property has 63 linear feet of street frontage

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 building.

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: y: 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 property is located in the R-2 Single-Family Residential District where street frontage shall be at least 90 linear feet and parcels shall contain at least 15,000 square feet of area. The property does not meet these lot feature requirement. Therefore a special use is requested.

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

- (a) The Special Use of the Property shall be as a single-family dwelling, substantially as shown on the Plans.
- (b) No off-street parking space shall be required on the Property.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans
- (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

The properties in the vicinity primarily developed with single-family dwellings. The subject block includes a mix of one and two story single-family detached dwellings. To the northeast, across Moss Side Avenue, lies Mary M. Scott School elementary school and further to the east lies the Forest Lawn Cemetery, which lies outside the boundaries of the City of Richmond in Henrico County. Single-family dwellings in the vicinity have been developed on lots ranging from 25 to more than 100 feet in width.

Neighborhood Participation

Staff notified area residents and property owners and the Washington Park Civic Association. A letter of support has been received from the civic association.

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