



## CITY OF RICHMOND

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

**Ord. No. 2014-263:** To authorize the special use of the properties known as 1734 North 28th Street, 1736 North 28<sup>th</sup> Street and a portion of 1738 North 28th Street for the purpose of authorizing up to six single-family detached dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 5, 2015

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#### **PETITIONER**

Mr. Leroy Chiles  
Quality Life of Virginia  
3416 Garland Ave  
Richmond, VA 23222

#### **LOCATION**

1734, 1736, and a portion of 1738 North 28th Street

#### **PURPOSE**

To authorize the special use of the properties known as 1734 North 28th Street, 1736 North 28<sup>th</sup> Street and a portion of 1738 North 28th Street for the purpose of authorizing up to six single-family detached dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposed single family dwelling lots would be approximately 3,410 square feet in area and 27 to 28.5 feet in width. The proposed front yard setback is 23 feet; the proposed side yard setback is 3.5 to 5 feet. Per the Zoning Ordinance, R-5 Single Family Residential lots are to be a minimum of 6,000 square feet in area with a lot width of not less than 50 feet. Front yard setbacks are to be a minimum of 25 feet; side yard setbacks are to be a minimum of 5 feet. The applicant has therefore requested a special use permit.

Staff finds that the proposed single-family detached residential use, excepting the density, is permitted by the underlying zoning and recommended by the Master Plan. However, the proposed density and lot dimensions are generally consistent with other single-family detached residential lots in the neighborhood.

Staff further finds that the proposed use of the property would not pose an undue burden on the neighborhood's on-street parking capacity.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property to be dedicated to residential lots consists of two unimproved parcels of land and a portion of an unimproved parcel of land, totaling 0.53 acres (23,030 sq ft). The property is located at the southwest corner of the intersection of Y Street and North 28th Street, in the City's Woodville neighborhood and the Master Plan's East planning district.

### **Proposed Use of the Property**

Six single-family detached residential lots served by a new 16' alley.

### **Master Plan**

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single family detached dwellings at densities up to seven units per acre (p. 133). The proposed development would have a residential density of approximately 11 units per acre.

More specifically for the East planning district, the Master Plan states, "The predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

### **Zoning & Ordinance Conditions**

The subject property is located within the R-5 Single-Family Residential zoning district.

Under the proposed special use permit ordinance, no more than six single-family detached dwelling units would be permitted, each being accessed via a new alley that meets the guidelines of the Department of Public Works. Each unit will be served by two on-site parking spaces per unit and landscaping shall also be provided for each unit.

### **Surrounding Area**

All adjacent properties are part of the larger R-5 district that encompasses much of the area. Single family residential use predominates the area, with some institutional, multi-family residential, and commercial land uses present as well.

The lots that front the proposed lots across North 28th Street are just under 4,000 square feet in area and 30 feet in width (with the exception of a double lot that is approximately 7,800 square feet in area and 60 feet in width), at a density of 9 to 10 units per acre.

### **Neighborhood Participation**

The subject property is not located within the bounds of a civic association. Staff sent notice of the application to the office of Councilwoman Cynthia I. Newbille.

**Staff Contact:** Matthew J. Ebinger, (804) 646-6308