



## CITY OF RICHMOND

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

**Ord. No. 2020-206:** To authorize the special use of the property known as 1429 Mechanicsville Turnpike for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 5, 2020

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#### **PETITIONER**

Skyy Realty Group

#### **LOCATION**

1429 Mechanicsville Turnpike

#### **PURPOSE**

To authorize the special use of the property known as 1429 Mechanicsville Turnpike for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 30 foot wide parcel that is 3,751 square feet in area. It contains a two-story 1,880 square foot dwelling located in the Brauer Neighborhood within the City's East Planning District. It is located on Mechanicsville Turnpike near the convergence of Richmond Street and Brauer's Lane. An alley extending from Brauer's Lane to T Street provides access to the rear of the property.

The subject property is located in the R-6 Single-Family Attached zoning district. This proposal is to renovate an existing dwelling and authorize its use as a two-family dwelling. A two-family dwelling is a permitted principal use in the R-6 Single-Family Attached district, however the lot width and area requirements are not met and therefore a Special Use Permit is required.

Staff finds the proposal would be a historically appropriate renovation of the property. The two-family dwelling would have the appearance of a single-family dwelling and would be consistent with the pattern of development in the area and provide housing choices, as recommended by the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 this special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 30 foot wide parcel that is 3,751 square feet in area. It contains a two-story 1,880 square foot dwelling located in the Brauer Neighborhood within the City's East Planning District. It is located on Mechanicsville Turnpike near the convergence of Richmond Street and Brauer's Lane. An alley extending from Brauer's Lane to T Street provides access to the rear of the property.

### **Proposed Use of Property**

The proposed special use permit will allow the property to be used as a two-family detached dwelling with off-street parking.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133). The density of the parcel if developed as proposed would be approximately 23 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Specifically for the East Planning District, the Master Plan states that "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

### **Zoning and Ordinance Conditions**

A two-family dwelling is permitted in the R-6 Single-Family Attached District provided that it is located on a lot no less than 6,000 square feet and width of 50 feet. The property has historically been used as a two-family detached dwelling but lost its legally nonconforming status when the use was vacated for more than two consecutive years. It is the applicant's desire to fully renovate the structure and use as a two-family detached dwelling. The project consists of interior renovations and will not change the existing yard setbacks, building height nor lot coverage. However, as the existing lot does not meet the feature requirements of the zoning district where it is located, a special use permit is required.

Zoning Administration provided the following comments:

*ZONING AND USE: The subject property is zoned R-6 Single-Family Attached Residential district. This proposal is to renovate an existing single-family shell into two-family dwelling on the property. A two-family dwelling is a permitted principal use in the R-6 district however many of the R-6 feature requirements are not met and a Special Use Permit is required to be adopted by City Council to authorize this use.*

**R-6 FEATURE REQUIREMENTS:**

*Lot area and width – a two-family dwelling shall not be located on lots of less than 6,000 square feet and having a lot width of 50 feet. The lot under review is only 3,751.5 square feet and has a width of only 30 feet.*

*Front yard – not less than fifteen feet (15') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). This requirement is met and no change to the location of the front of the building is proposed.*

*Side yards – not less than three feet (3'). 4.68' and 4.55' are proposed. There is not enough information provided on the plans to determine if the location of the HVAC units is in compliance with the zoning ordinance. [Addressed in resubmitted plans]*

*Rear yard – not less than five feet (5'). This requirement is met.*

*Lot coverage – not to exceed thirty-five percent (55%) of the area of the lot. 29.62% is proposed.*

*Building height – not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height. Approximately 28' is proposed. The dwelling is two (2) stories.*

*PARKING: No off-street parking is proposed on the plans. Two spaces should be provided so as not to cause additional crowding or congestion in the streets. Please show how the parking requirement will be met on the plans. [Addressed in resubmitted plans]*

*PARKING IMPROVEMENTS: The plans need to show how the parking area will be constructed/arraigned. [Addressed in resubmitted plans]*

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The special use permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (c) Two off-street parking spaces shall be provided for the Special Use and accessed from the alley at the rear of the property.
- (d) Siding materials shall consist of cementitious siding, vinyl siding at least 0.044 inches in thickness, or similar materials.

**Surrounding Area**

The adjacent properties surrounding the subject property are located within the same R-6 Single-Family Attached district as the subject property. The area surrounding the subject property contains a mix of single-family, two-family, and vacant land uses, with some commercial and institutional uses present as well.

**Neighborhood Participation**

Staff notified the Unity Civic League and adjacent residents and property owners. No responses have been received.

**Staff Contact**

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