



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2024 – 259

1301 North 27th Street
Special Use Permit



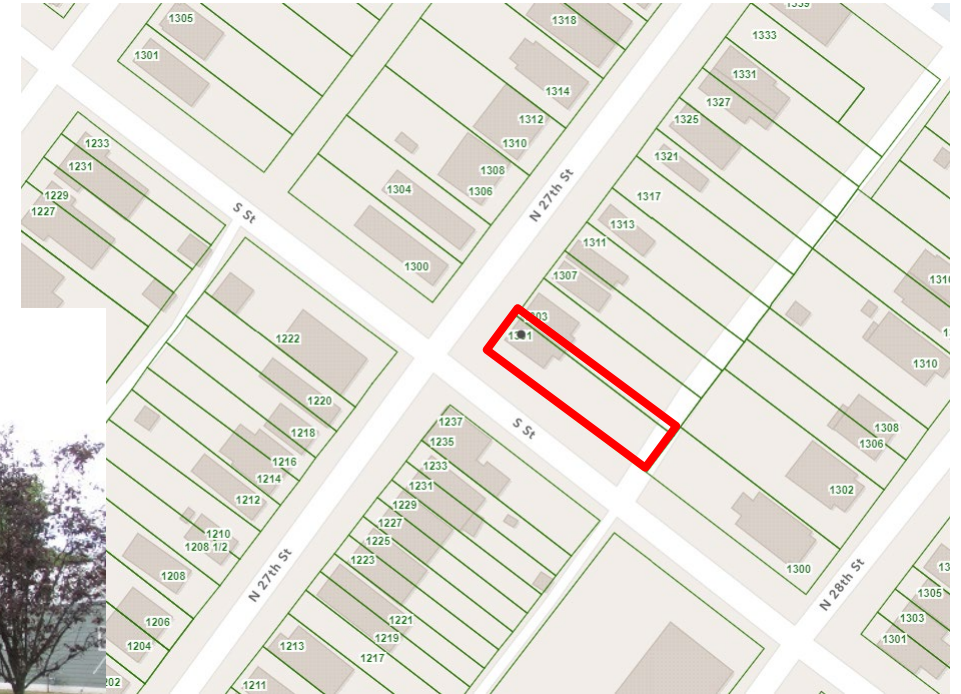
Shaianna Trump – Planner Associate

November 4th, 2024

SITE MAP

The property is in the Church Hill North neighborhood between T Street and S Street.

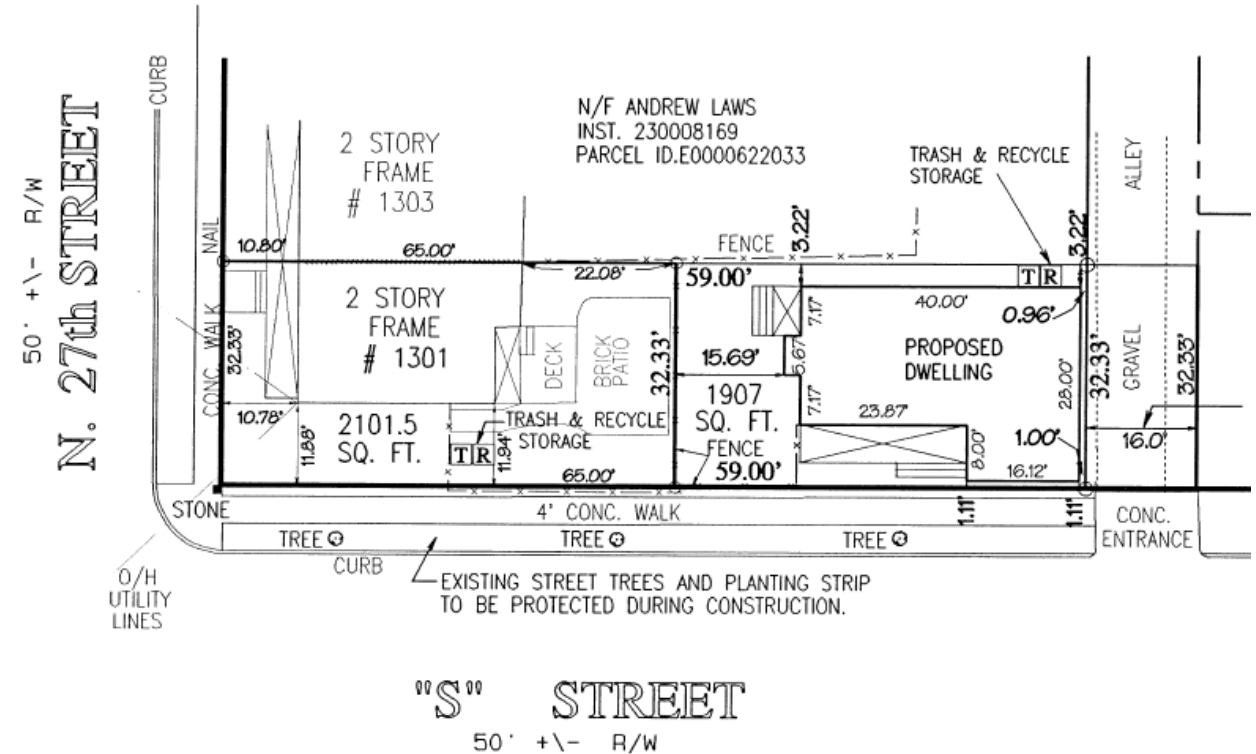
The property is currently a 4,526 square foot (0.104 acre) parcel of land improved with a two-story attached dwelling. This existing dwelling is to be maintained.



PURPOSE & SUMMARY:

To authorize the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

The single-family use is permitted within the district, but lot feature requirements regarding lot area and yards, cannot be met.



EXISTING ZONING: R-6 – Residential (Single-Family Attached)

The current zoning for the subject property is R-6 – Residential (Single-Family Attached). The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.4. - Lot area and width; density; unit width.

Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

2,101.5 and 2,424.6 square feet lot areas are proposed.

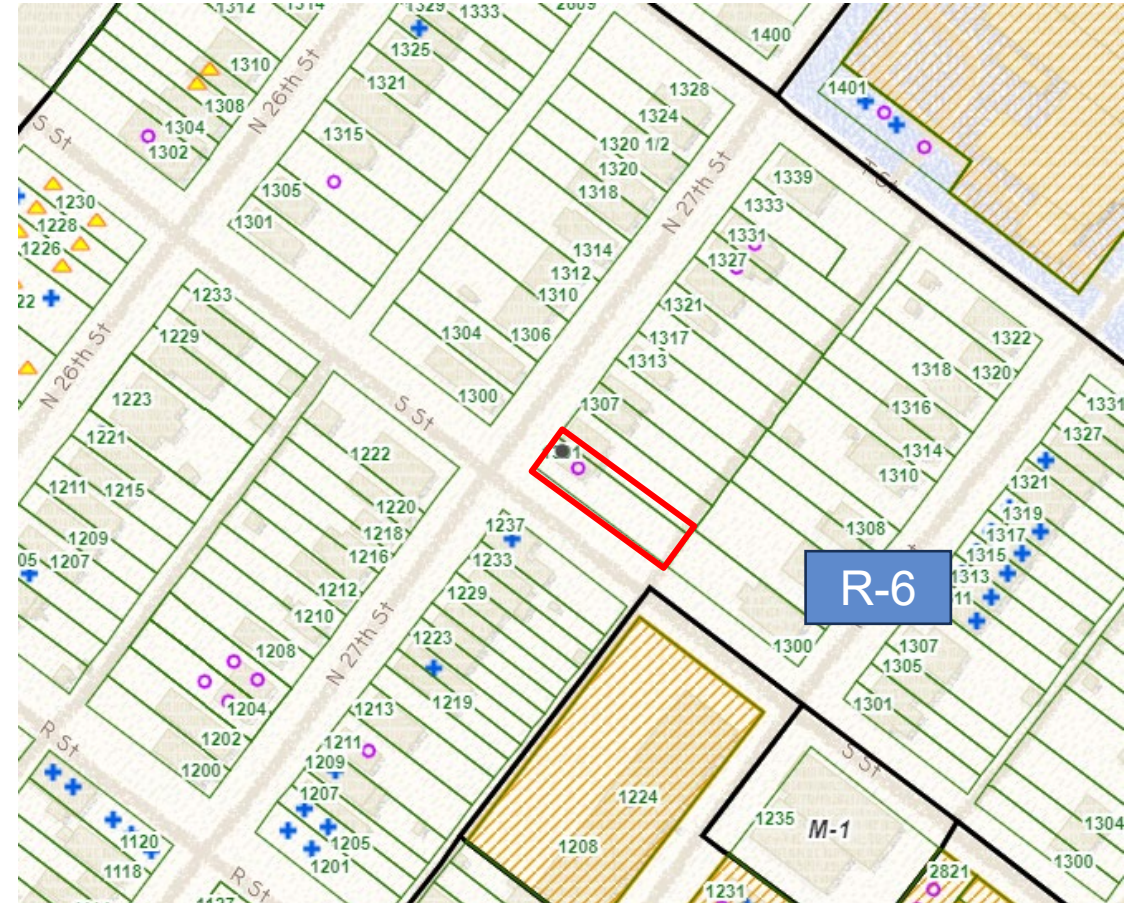
Sec. 30-412.5. - Yards.

Side yards. There shall be side yards of not less than five feet in width.

The proposed dwelling will have a side yard of around one foot.

Rear yard. There shall be a rear yard with a depth of not less than five feet.

The proposed dwelling will have a rear yard depth of around three feet.



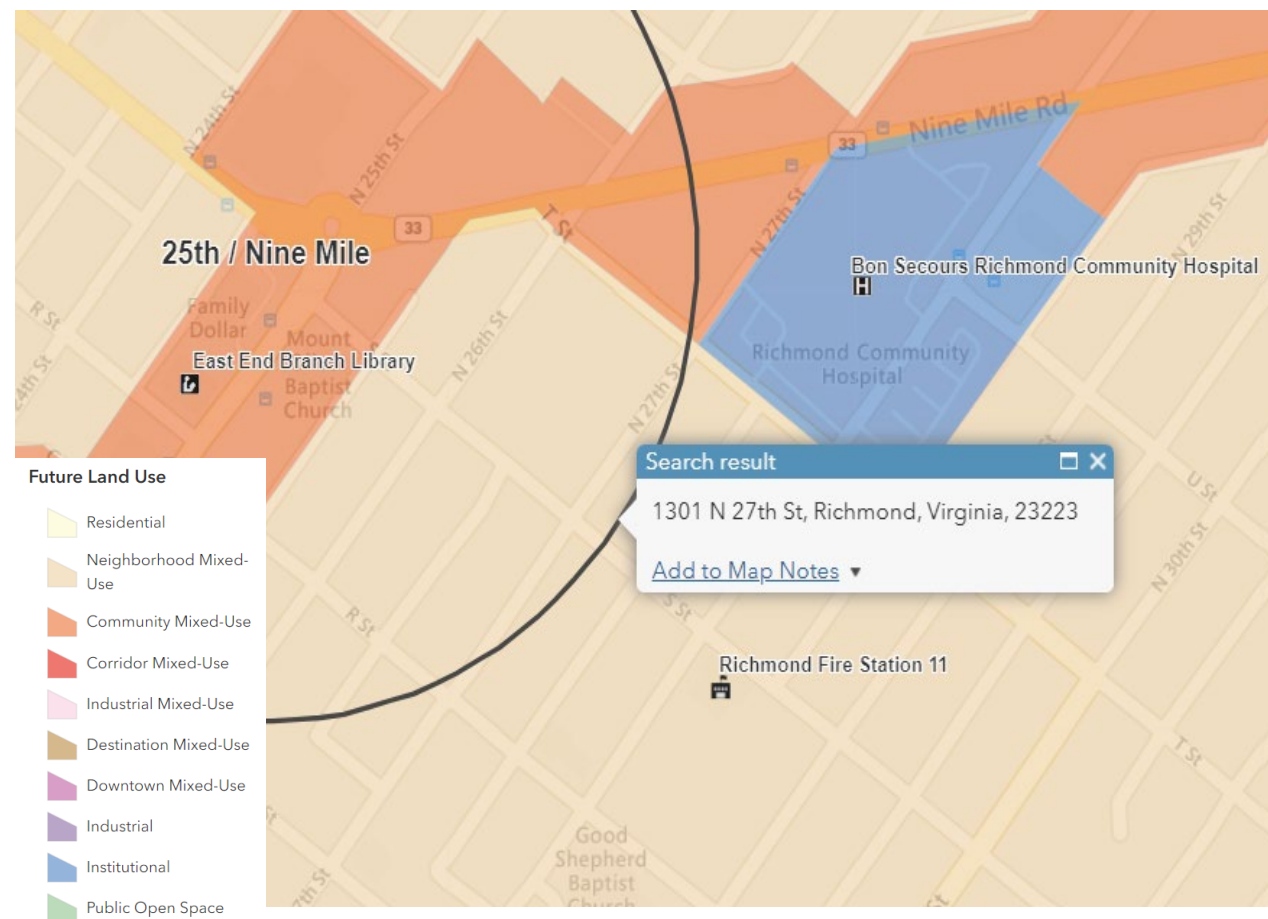
RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

The City's Richmond 300 Master Plan designates a future land use for the subject property as **Neighborhood Mixed-Use**.

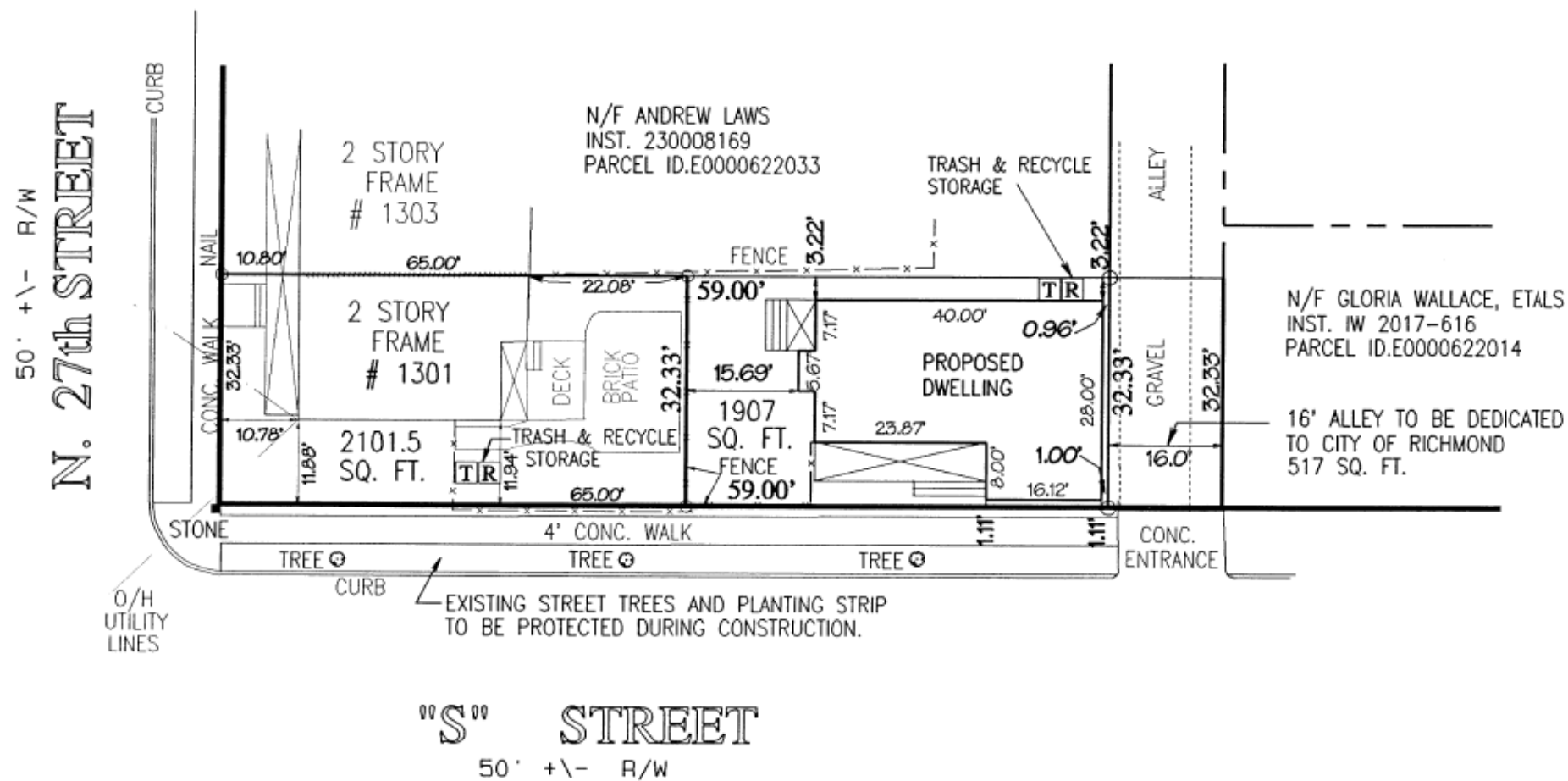
Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.



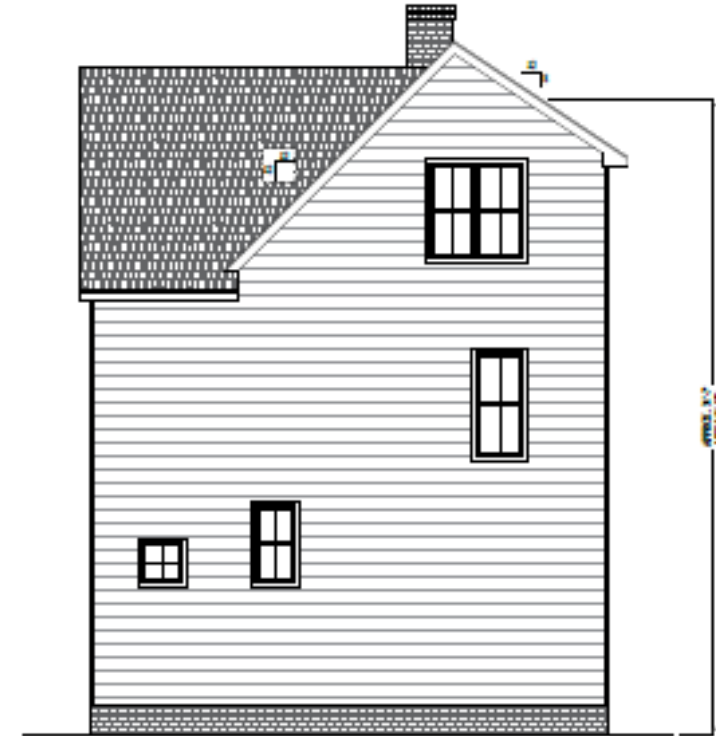
Site Plan



Elevations



FRONT ELEVATION



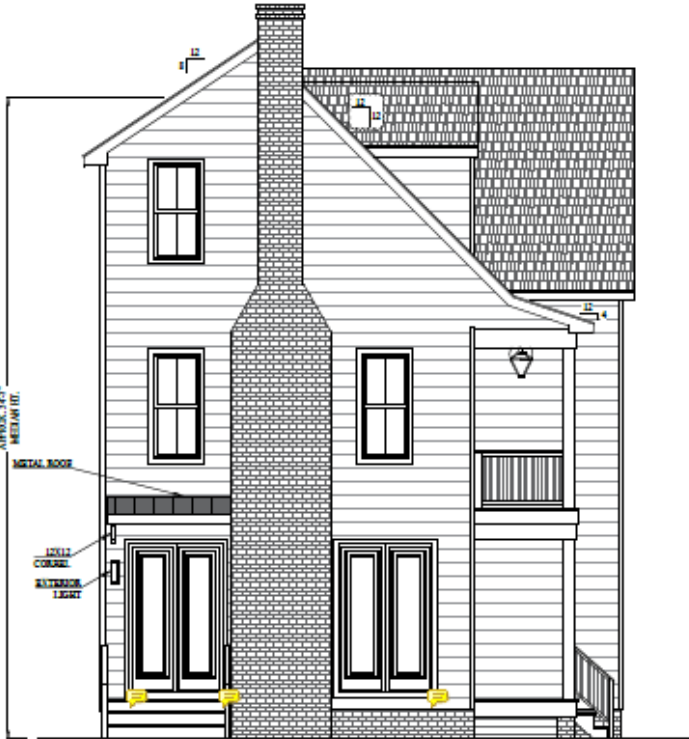
RIGHT ELEVATION



Elevations



REAR ELEVATION



LEFT ELEVATION

(BACKYARD)

SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

The surrounding land uses are primarily residential with pockets of commercial activity. The project site is located within the 25th / Nine Mile node and is within walking distance of the East End Branch Library, Bon Secours Richmond Community Hospital and a variety of retail and food options.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association, area residents, and property owners. Staff has received one letter from the Church Hill Central Civic Association.

ORDINANCE CONDITIONS:

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling and one single-family attached dwelling, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

ORDINANCE CONDITIONS:

- All building materials, elevations, and site improvements, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

STAFF RECOMMENDATION: APPROVAL

Staff finds that the single-family use is consistent with City's Master Plan future land use designation of Neighborhood Mixed-Use, where single-family residences are described as a primary use (Richmond 300, p. 82).

Staff finds that the project site is located within the Nine Mile Road/25th Street neighborhood node and supports Objective 6.1 of the Master Plan where the goal is to, "Increase the number of residents and jobs at Nodes..." (Richmond 300, p. 135).

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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.