



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-090: To authorize the special use of the property known as 2430 Rucker Lane for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 2, 2024

PETITIONER

Marlesha Coston

LOCATION

2430 Rucker Lane

PURPOSE

The applicant is requesting a Special Use Permit for two single-family detached dwellings. While the dwelling use is permitted in the R-4 district, certain lot feature requirements cannot be met. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that this proposal is consistent with the Residential future land use designation, which lists single-family dwellings as a primary use.

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Hickory Hill neighborhood at the corner of Rucker Lane and Norborne Road. The property is currently a 9,000 square foot (0.2 acre) parcel of land.

The current zoning for the property is R-4. Adjacent properties are within that same zoning district.

Proposed Use of the Property

Two single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (Richmond 300, p. 54, 2020).

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 buildings.

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: 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 current zoning for this property is R-4. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-408.4 Lot area and width

Lots must be 7,500 square feet in area and 60 feet in width

The proposed lot along Norborne Road will be 3,127 square feet in area.

The proposed lot along Rucker Lane will be 2,650 square feet in area.

The proposed lot along Rucker Lane will be approximately 43 feet in width.

Sec. 30-408.5. Yards.

Front yard of 25 feet is required

The proposed lot along Rucker Lane has two front yards, one of which does not meet this requirement.

The proposed lot along Norborne Road does not meet the front yard requirement.

Sec. 30-408.6. Lot coverage.

Maximum lot coverage is not to exceed 30% of the area of the lot

The proposed lot along Norborne Road has a lot coverage of 38%.

The proposed lot along Rucker Lane has a lot coverage of 45%.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- No fewer than two off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

- 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

Surrounding Area

The surrounding land uses are primarily residential.

Affordability

The median household income for the Richmond region is currently \$109,400 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$32,820 per year, or \$2,735 per month, or less, to avoid a housing cost burden. Rental estimates are not yet available for this project.

**(U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Regional)*

Neighborhood Participation

Staff notified area residents and property owners. Staff has not received any letters of support or opposition.

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