



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-147: To authorize the special use of the property known as 1105 Apperson Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2024

PETITIONER

NSD Investments, LLC

LOCATION

1105 Apperson Street

PURPOSE

The applicant is requesting a Special Use Permit to allow for a single-family detached dwelling within the R-5 Single-Family Residential zoning district, where the minimum lot area is 6,000 square feet and the minimum lot width is 50 feet. The subject parcel does not meet these lot criteria. A Special Use Permit is, therefore, requested.

SUMMARY & RECOMMENDATION

Staff finds that the proposed development is consistent with the recommendations of the Richmond 300 master plan for Residential land use designations.

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 0.062-acre subject property is in the Fulton neighborhood, midblock on the southern side of Apperson Street, between Union Street and Tompkins Street

Proposed Use of the Property

A single-family detached dwelling

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: 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 Zoning Administrator provided the following statement:

The lot configuration as it exists today is the result of a boundary line adjustment according to an April 1, 1960 deed where the property known as 1103 Apperson Street acquired the western 10 feet of the property known as 1105 Apperson Street. After the boundary line adjustment, the original 40' wide lot was reduced to the existing 30' wide lot. Zoning in affect at the time of the lot split (former R-4 District) required a minimum lot area of not less than six thousand square feet and a minimum lot width of fifty feet. Since the lot area and lot width were further reduced for a lot that did not meet the requirements in the 1060s, the lot is not considered to be a buildable lot.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All elevations, materials, and site improvements shall be substantially as shown on the Plans. Brick, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- 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 surrounding neighborhood is in the R-5 Single-Family Residential District and contains primarily single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners as well as the Greater Fulton Civic Association. No comments in support or opposition have been received.

Staff Contact: David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036