



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-039:

To: City Planning Commission
From: Land Use Administration
Date: March 21, 2016

PETITIONER

Robert McCracken
Historic Resources Documentation, Inc.
7717 Comanche Drive
Richmond, VA 23225

LOCATION

3303 Lawson Street

PURPOSE

To authorize the special use of the property known as 3303 Lawson Street for the purpose of permitting up to four single-family detached dwellings, together with associated improvements, including a parking area, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The request is to take three existing lots facing Lawson Street and reorient them towards East 33rd Street through a subdivision, adding a fourth single-family lot. The resulting subdivision would share a parking area along the existing alley.

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of 7,813 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of approximately 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations and exterior walls would be clad in masonry veneer. Roof materials would be metal.

A parking area, accessed from the alley would provide four parking spaces, one space for each dwelling. This parking area as well as a common area to the rear of each lot would be owned and maintained by a property owner's association.

The Richmond Master Plan designates this property as Single-Family (low density) in the Old South Planning District. "Primary uses are single-family detached dwellings at densities up to seven 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. Typical zoning classifications that may accommodate this land use category are R-1, R-2, R-3, R-4, and R-5” (p.133).

Staff finds that the proposed development would not have an adverse impact on the surrounding community. The Master Plan supports the proposed single-family dwellings and the continuation of a land use pattern that is predominantly low-density residential.

Finally, the proposed development of this property would make a positive contribution to the surrounding community and it would do so with a density comparable to what is allowed by the underlying zoning.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City’s Master Plan and R-5 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on a parcel 15,840 square feet in size and is unimproved. It is located at the corner of Lawson Street and East 33rd Street.

Proposed Use of the Property

The request is to take three existing lots facing Lawson Street and reorient them towards East 33rd Street through a subdivision, adding a fourth single-family lot. The resulting subdivision would share parking area along the existing alley.

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of 7,813 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of approximately 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations and exterior walls would be clad in masonry veneer. Roof materials would be metal. Dwelling sizes would be 1,763 square feet each.

A parking area, accessed from the alley would provide four parking spaces, one space for each dwelling. This parking area as well as a common area to the rear of each lot would be owned and maintained by a property owner’s association.

Master Plan

The Richmond Master Plan designates this property as Single-Family (low density) in the Old South Planning District. "Primary uses are single-family detached dwellings at densities up to seven 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. Typical zoning classifications that may accommodate this land use category are R-1, R-2, R-3, R-4, and R-5" (p.133).

Zoning & Ordinance Conditions

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of 7,813 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of approximately 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

Parking for the four lots shall be by means of a private parking area substantially as shown on the attached plans. Appropriate easements, agreements or covenants that provide for maintenance of all areas and facilities to be held in common ownership by the property owners within the development, shall be approved by the Zoning Administrator.

Surrounding Area

The surrounding properties are zoned R-5 and are predominantly occupied by single-family dwellings.

Neighborhood Participation

Staff has contacted 5th District Council Representative, Parker Agelasto and the Hull Street Midlothian Civic Association. Staff has received one petition of support and a letter of support from the Hull Street Midlothian Civic Association.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734