



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-265: To authorize the special use of the property known as 2003 Ingram Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2nd, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

2003 Ingram Avenue

PURPOSE

To authorize the special use of the property known as 2003 Ingram Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a two-family detached dwelling within the R-5 Single Family Residential District. The two-family dwelling is not a permitted use in the R-5 Residential District. A Special Use Permit is, therefore, required.

Staff finds that the two-family use is consistent with the City's Master Plan future land use designation of Residential where duplexes are described as a secondary use (Richmond 300, p. 54).

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city" (Richmond 300, p. 100). The design of the two-family dwelling is meant to mimic a single-family dwelling. This design type complements the character and enhances the design of the neighborhood.

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 Oak Grove neighborhood between E 20th Street and E 21st Street. The property is currently a 4,719 square foot (0.108 acre) parcel of land.

Proposed Use of the Property

A two-family detached dwelling.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

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-5 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.1 – Permitted principal uses.

The two-family dwelling unit is not a permitted use.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- No fewer than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are primarily residential.

Neighborhood Participation

Staff notified area residents, property owners, and the Oak Grove Civic Association. Staff has received no letters regarding the proposal.

Staff Contact: Shaianna Trump, Associate Planner, Land Use Administration, 804-646-7319