



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-141: To authorize the special use of the property known as 1609 Pollock Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 4, 2024

PETITIONER

Baker Development Resources

LOCATION

1609 Pollock Street

PURPOSE

The applicant is requesting a Special Use Permit for three two-family dwellings within the R-6 Single-Family Attached Residential District. The two-family dwelling use is permitted within the district, but feature requirements regarding lot area and setbacks cannot be met. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Residential land use category, in which two-family dwelling units are considered an appropriate secondary use.

Staff further finds that two-family dwellings increase the variability of housing types throughout the city, which is consistent with the City's Master Plan Objective 14.5 to, "encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes" (Richmond 300, p. 152). The subject property is located just a few blocks from the Six Points Neighborhood Node.

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 North Highland Park neighborhood between Dill Avenue and 4th Avenue. The property is currently a 10,228 square foot (0.235 acre) parcel of land.

The current zoning for the property is R-6 Single Family Attached Residential. Adjacent properties are within the same R-6 District.

Proposed Use of the Property

Three two-family detached dwellings.

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-6 Single-Family Attached Residential District. 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.

(3) Two-family attached and detached dwellings. Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

The proposed lot areas are 4,949 sq. ft., 2,640 sq. ft., and 2,640 sq. ft.

Sec. 30-412.5. - Yards.

(2) *Single-family and two-family attached dwellings and buildings accessory thereto.* Yards for single-family and two-family attached dwellings and buildings accessory thereto shall be as follows:

b. Side yard. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a side yard of not less than ten feet in width at each end of a series of attached units.

The proposed side yards are 3 feet in width.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to three two-family detached dwellings, substantially as shown on the Plans.
- No fewer than six off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.
- The height of each of the properties shall not exceed two stories, 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 three 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.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- The Owner shall make improvements within the right-of-way, including the installation of a sidewalk along Pollock Street and a concrete apron for the alley that intersects with Pollock Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The surrounding land uses are primarily residential.

Affordability

Median Family Income

Richmond region = \$110,300 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$33,090 per year

= \$2,757 per month

**(U.S. Department of Housing and Urban Development, 2024)*

Neighborhood Participation

Staff notified area residents, property owners, and the North Highland Park Civic Association. To this date, staff has received no letters of support for or opposition for this proposed ordinance.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-7319