



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-320: To authorize the special use of the property known as 1904 Powhatan Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 6, 2023

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1904 Powhatan Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize a lot split to create two, individual single-family dwellings on two, independent lots within an R-5 Single-Family Residential District. While the use is permitted the lot split would create conditions that would not meet the required lot area and width, and side-yard requirements for a single family detached dwellings in the R-5 district. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposed use and overall density aligns with the Master Plan recommendations for Residential land uses.

Staff also finds that the proposed density, lot area, lot width, and side yard width is comparable to other existing parcels found in the surrounding area.

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 Randolph neighborhood on Powhatan Street between South Meadow and South Allen Streets. The property is currently an 8,492 sq. ft. (.195 acre) parcel of land, improved with a single-story, 1,156 sq. ft. dwelling, constructed, per tax assessment records, in 1938.

Proposed Use of the Property

The existing dwelling would be retaining and a new single-family detached dwelling would be constructed. The proposed density of the parcel is 2 units upon .195 acres, or 10 units per acre.

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."

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 (p. 54)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential District. All adjacent properties are located within the same R-5 Residential Zone. The proposed use does not meet the current zoning requirements:

Sec. 30-410.4. Lot area and width.

Single-family dwellings in the R-5 District shall be located on lots of not less 6,000 square feet in area with a width of not less 50.

The proposed lot areas and widths are 4,797 sq. ft. and 36.7' for the existing dwelling, and 3,697 sq. ft. and 28.3' for the proposed dwelling

Sec. 30-410.5(2) Side yards.

There shall be side yards of not less than five feet in width.

The proposed side yards for the proposed dwelling are 3.1 feet.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use 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 any building permit for the Special Use, the establishment of two 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.

Affordability

Median Family Income Richmond region = \$109,400 per year.*

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

= \$32,820 per year

= \$2,735 per month

Est. price provided by Applicant: \$450,000

Est. monthly payment = \$2,395 (= 87.5% of Median Family Income Richmond Region)

**(U.S. Department of Housing and Urban Development, 2023)*

*** (Virginia Housing, assuming 7% interest, 20% down payment, 30-year term)*

Surrounding Area

The area is generally single family residential, with some two-family residential and institutional uses, present in the vicinity.

Neighborhood Participation

Staff notified the Randolph Neighborhood Association of the proposed Special Use Permit. Staff has not received a letter of support or opposition for this application from the Civic Association or any nearby residents.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734