



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-018: To authorize the special use of the property known as 3316 Q Street for the purpose of two two-family detached dwellings and one single family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2025

PETITIONER

Baker Development Resources

LOCATION

3316 Q Street, Richmond, VA 23223

SUMMARY

The applicant is requesting a Special Use Permit to authorize the construction of two two-family detached dwellings and one single family attached dwelling, which is currently not permitted due to the lot size and permitted principal use. Therefore, an SUP is required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Neighborhood Mixed-Use land use category, in which single-family houses and duplexes are considered appropriate primary uses.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 on the northern line of Q Street, mid-block, between N 33rd and N 34th Streets in the Church Hill North neighborhood.

Proposed Use of the Property

The applicant seeks to divide the property into three total lots to allow for the construction of two two-family detached dwellings. The existing dwelling would remain on a third parcel.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is described as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-410.1. - Permitted principal uses

Any accessory use or structure permitted in the R-1 district as set forth in Section 30-402.2 shall be permitted in the R-5 Single-Family Residential District.

Single-family attached homes are not permitted in the R-5 District.

Sec. 30-410.4. - Lot area and width

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see Article VI, Division 3 of this chapter).

The proposed lot split would create lots smaller than 6,000 square feet.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall be as up to two two-family detached dwellings and one single-family attached dwelling, as 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, including landscaping, 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.
- Unambiguous signs that show the number and location of each unit shall be placed on the building.

Surrounding Area

Adjacent properties are located within a mix of zones including R-5 and R-6. The area is generally multifamily residential, with some single family residential and small, neighborhood commercial uses present in the vicinity.

Neighborhood Participation

Staff notified area residents and the Church Hill Central Civic Association and did not receive any feedback.

Staff Contact: Madison Wilson, 804-646-7436, Madison.wilson@rva.gov