City Planning Commission

ORDINANCE 2021 – 327
509 & 511 Lincoln Avenue

SPECIAL USE PERMIT

RICHMOND PLANNING & DEVELOPMENT REVIEW
PDR

Purpose

To authorize the special use of the properties known as 509 & 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

EXISTING CONDITIONS:

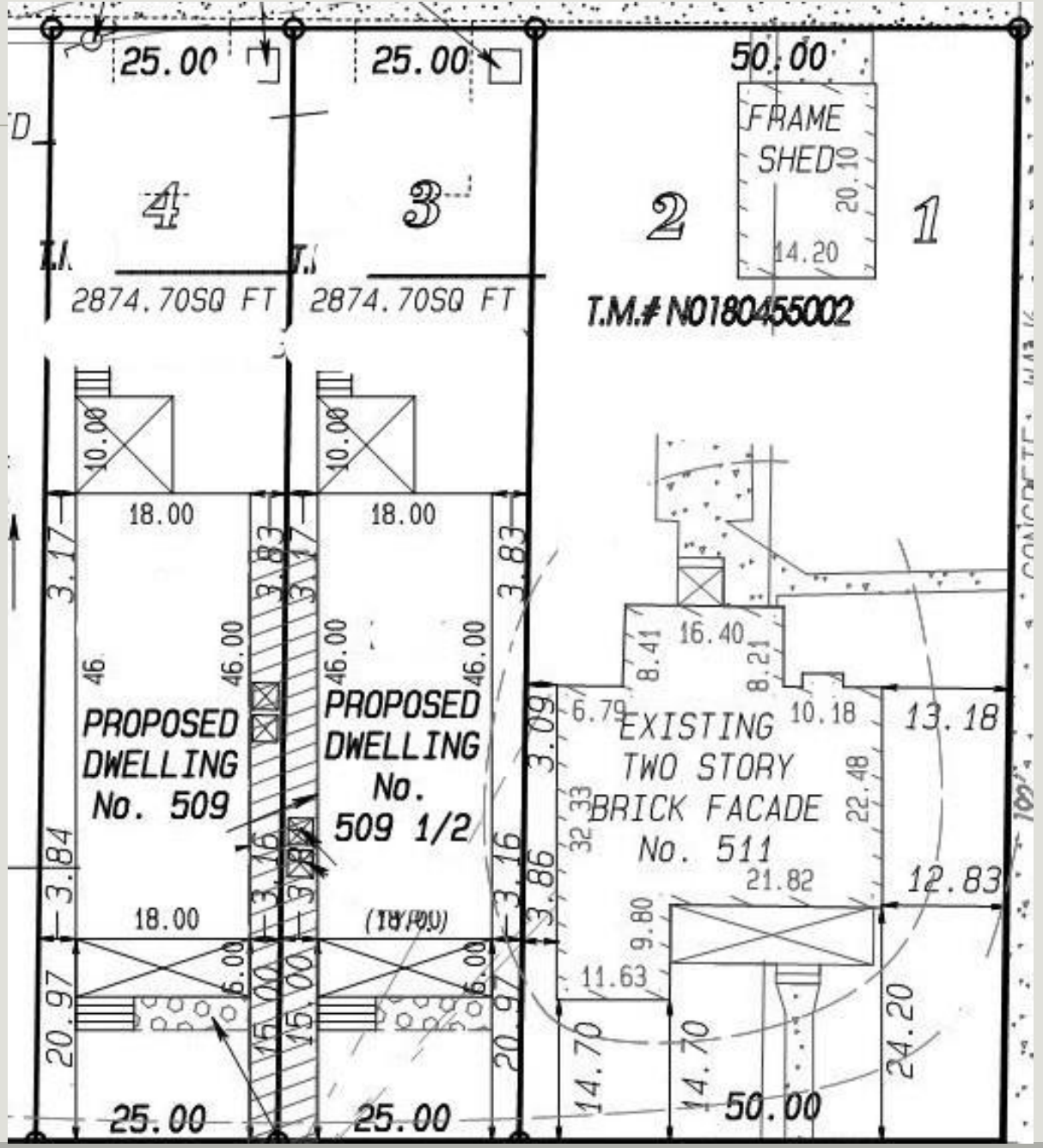
The pair of 5,729 square foot parcels contain a 1,700 square foot home.

Summary of Proposal

The proposal will result in three lots.

One 50 feet wide

Two lots 25 feet wide

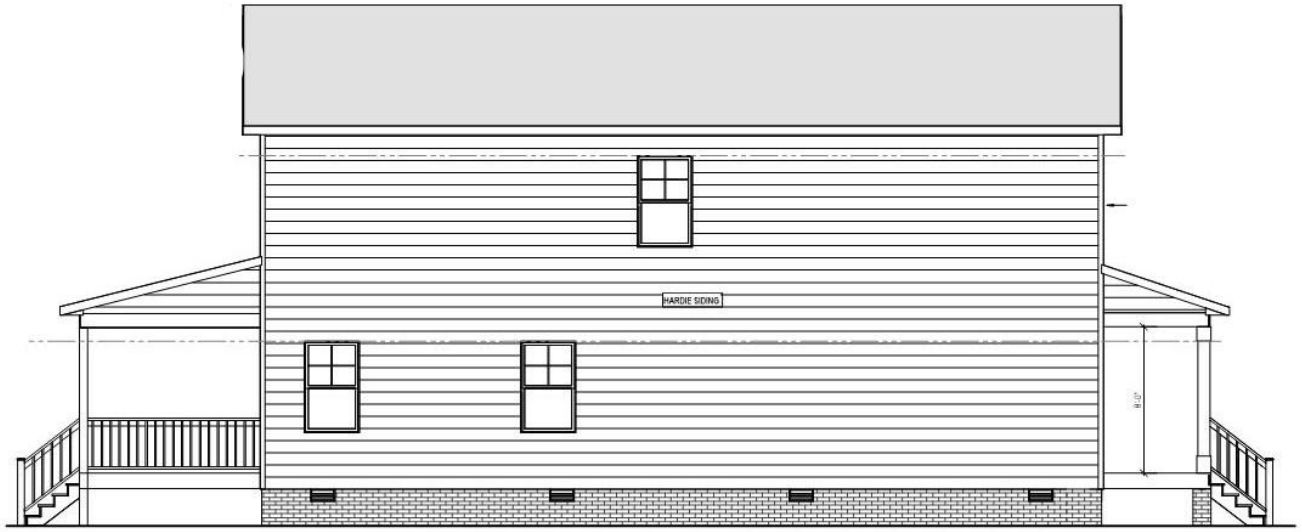


Summary of Proposal

Two new Single-Family Dwellings are proposed for each new lot.

1 A-3.00 **FRONT VIEW**
1/8" = 1'-0"WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

3 A-3.00 **FRONT VIEW - ELEVATION B**
1/8" = 1'-0"WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 A-3.00 **LEFT VIEW**
1/8" = 1'-0"WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

RICHMOND 300 MASTER PLAN DESIGNATION:

The proposed project conforms to the recommendations of the Richmond 300 Master Plan which designates the subject property for Residential Uses

Primary Uses: Single-family houses, accessory dwelling units, and open space

Density: Two – Ten Units per acre.

ZONING:

R-5 Single-Family Residential zoning district

The single-family dwellings are permitted uses

The existing block consists primarily of single-family detached dwellings

The proposed single-family detached dwellings are in keeping with the character of the existing area

ORDINANCE CONDITIONS:

This special use permit is conditioned on the following special terms and conditions:

The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans

No less than one off-street parking space per dwelling unit shall be provided for the Special Use. Each such parking space shall be accessible from the rear alley.

All building materials, elevations and site improvements, including landscaping, 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.

The property shall be subdivided prior to Certificate of Occupancy

AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICITPATION

The proposal will provide affordable housing options.

The subject property and surrounding properties are located in the R-5 Single-Family Residential District.

Single-family residential homes are typical in the area.

Staff notified the Washington Park Civic Association as well as area property owners.

One letter of objection was received.

STAFF RECOMMENDATION:

Staff recommends Approval

Staff finds that the proposed subdivision and single-family homes conform to the recommendations of Richmond 300. The recommended land use is Residential where the proposed single-family dwellings are a primary use.

The existing block consists primarily of single-family detached dwellings. Staff finds that the proposed single-family detached dwellings is in keeping with the character of the existing 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.