



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-366:** To authorize the special use of the property known as 313 West 26<sup>th</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 18, 2022

---

#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

313 West 26<sup>th</sup> Street

#### **PURPOSE**

To authorize the special use of the property known as 313 West 26<sup>th</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-6 Single-Family Attached Residential zoning district and is currently vacant. The proposal calls for the construction of a two-family detached dwelling on a lot that does not conform to the lot feature requirements of the zoning district where it is located. Therefore a special use permit is requested.

Staff finds that the proposed development is a permitted use within the R-6 zoning district and would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Residential where the proposed two-family detached dwelling is a secondary use.

The existing block consists of single-family and two-family detached dwellings. Staff finds that the proposed two-family dwelling, which is designed to have the appearance of a single-family detached dwelling, is in keeping with the character of the existing area, particularly the historic pattern of development for the neighborhood.

Staff finds the proposed development would not pose an undue burden on the availability of on-street parking in the 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.

---

---

---

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property is located on the eastern side of West 26<sup>th</sup> Street one parcel removed from its intersection with McDonough Street. The subject property is 31 feet wide with a depth of 148 feet for a total area of 4,588 square feet. The subject property is similar to, and compatible with, other properties in the neighborhood.

### **Proposed Use of the Property**

The subject property is located in the R-6 Single-Family Attached Residential zoning district. Two-family detached dwellings are permitted uses on lots that are at least 50 feet wide and 6,000 square feet in area. The 31 foot wide subject property contains 4,588 square feet in area. The special use permit will authorize the construction of the two-family dwelling on this nonconforming lot.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses. 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, pedestrian, and transit 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 of 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 Property is currently located within the R-6 Single-Family Attached Residential District. The proposed two-family detached dwelling will observe five foot side yard setbacks as required in the R-6 Single-Family Attached Residential District

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) No less than two off-street parking spaces accessible from the alley shall be provided on the Property.
- (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) The height of the Special Use shall not exceed two stories, substantially as shown on the plans,

## **Surrounding Area**

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Zoning District. Within the area of the subject property, properties are developed primarily with single- and two-family detached dwellings.

## **Affordability**

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less to avoid a housing cost burden.\* Based upon the median household income for the Richmond region and the estimated rental price of \$900 per month provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

*\*(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

## **Neighborhood Participation**

Staff notified area residents and property owners and the Swansboro Neighborhood Association. No letters of opposition or support have been received.

**Staff Contact:** David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036