



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-125: To authorize the special use of the property known as 1308 North 26th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 16, 2022

PETITIONER

Baker Development Resources

LOCATION

1308 North 26th Street

PURPOSE

To authorize the special use of the property known as 1308 North 26th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-Family Attached Residential zoning district. Single-family attached dwellings are permitted uses in this district. However, not all of the feature requirements of the zoning district can be met. The lot width minimum for single-family attached dwellings is 16 feet. The proposed lot split will create two lots 14 feet in width. In addition, as there is no rear alley access to the property, off-street parking requirements cannot be met.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area and with the recommendations of the City's Master Plan pertaining to housing types within the Neighborhood Mixed-Use land use category including the recommendation for single-family dwellings as a primary use. The development would also contribute to the vision of the 25th and Nine Mile Node.

Staff finds that 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 west side of North 26th Street near midblock between S and T Streets. It is a vacant lot measuring 140 feet deep and 35 feet wide, for a total of 4,900 square feet.

Proposed Use of the Property

The proposed Special Use Permit would authorize the development of the property into two lots that do not meet the lot width requirements of the R-6 Single-Family Attached zoning district. A single-family dwelling will be built on each lot and attached along a party wall. As there is no rear access alley, off-street parking will not be provided.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use which consists 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 (see Street Typologies Map). 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.

The property is also within the 25th and Nine Mile Node. The vision for this node is: The intersection of N. 25th Street and Nine Mile Road is located at the center of the East End, consisting of commercial and institutional uses. The long-envisioned grocery store has been realized in the form of the Market at the 25th which is located on formerly-vacant land on the north side of the intersection. Improvements to the intersection in the form of a new roundabout have been recently completed. Institutional uses that help anchor the Node, which are in addition to the commercial uses along N. 25th Street and Nine Mile Road, include the East End Library, the J. Sargent Reynolds Culinary School, and the Richmond Community Hospital run by Bon Secours. In the future, this Node can be an even better version of itself, continuing to serve the commercial and civic needs of East End residents. Its location at the center of East End can be a bridge between the neighborhoods to the north and the Union Hill and Church Hill neighborhoods to the south. Vacant parcels that exist along the commercial corridor are developed into mixed-use and commercial uses that front the street. Underutilized parcels with non-historic structures and parking lots fronting the street are redeveloped. Vacant residentially-zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area.

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval with the following comments: *Zoning: R-6 district. Proposal to construct 2 single-family attached dwellings. SUP required to waive unit width and parking deficiencies. All other zoning requirements are met. 2200 sf lot area required, 2450 sf each proposed. 16' unit width required, 14.16± proposed. Side yard setback of 3' required, 3.33' proposed. Rear yard of 5' required. Max height of 35'. 1 parking space for each is required, none is provided.*

If adopted, the Special Use Permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- (c) All building materials and elevations pertaining to the Special Use shall be substantially as shown on the Plans.
- (d) No off-street parking spaces shall be required for the Special Use.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the division of the Property into 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.

Surrounding Area

All properties surrounding the subject property to the north, east and south are located within the same R-6 Single-Family Attached Residential District as the subject property. Properties to the west, along North 25th Street/Nine Mile Road are within the B-2 Community Business District. Within the area of the subject property, those properties with improvements contain a mix of single-family detached and single-family attached structures, and along North 25th Street/Nine Mile Road a mix of commercial and institutional uses.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Church Hill Central Civic Association. Staff has received no letters of opposition or support.

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