



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-213: To authorize the special use of the property known as 2320 Burton Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

PETITIONER

JSB, LLC (Jeffrey Jamaledine)

LOCATION

2320 Burton Street

PURPOSE

To authorize the special use of the property known as 2320 Burton 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-63 Multi-Family Urban Residential zoning district. Single-family attached dwellings are permitted uses in this district. However, not all of the lot feature requirements of the zoning district can be met. In addition, the proposed lots are not in compliance with the Subdivision Ordinance. Therefore a Special Use Permit is requested in order to complete this project.

Staff finds the proposed special use permit would be generally consistent with the historic pattern of development in the area and the Richmond 300 Master Plan, which recommends Neighborhood Mixed Uses for the property. This designation calls for highly walkable urban neighborhoods with residential uses and a small, but critical, percentage of parcels providing retail, office personal service, and institutional uses.

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 ordinance.

FINDINGS OF FACT

Site Description

The 1,983 square foot subject property is located on midblock on the northside of Burton Street between O Street and Pink Street. An Alley runs along the rear of the property and connects to North 23rd Street. The property is improved with a 958 square foot two-story single-family

attached dwelling built adjacent to the eastern property line. A 1,322 square foot vacant area is located on the property to the west of the single-family attached dwelling.

Proposed Use of the Property

The request will authorize two single-family dwellings consistent with existing single-family dwellings on the abutting property. A subsequent subdivision of the property into three parcels is proposed after approval of the special use permit. One parcel will contain the existing single-family attached dwelling and two parcels are proposed to contain two more single-family attached dwellings with party walls running along the new property lines. The property is located within the Union Hill Old & Historic District and the proposed structures shall be reviewed and approved by the Commission of Architectural Review.

Master Plan

The City's Richmond 300 Master Plan designates the property and neighborhood as Neighborhood Mixed Use. This land use category 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

Zoning Administration reviewed this request and recommended approval without comment.

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) No off-street parking shall be required for the Special Use.
- (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.
- (f) Prior to the issuance of a certificate of occupancy for the Special Use, the division of the Property into three residential 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

The surrounding block contains single-family attached dwellings.

Neighborhood Participation

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

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