



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-295: To authorize the special use of the property known as 316 South Linden Street for the purpose of a fence with signs, upon certain terms and conditions, and to repeal Ord. No. 2006-191-198, adopted Jul. 24, 2006.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2022

PETITIONER

Krysta Ivey – Monument Construction

LOCATION

316 South Linden Street

PURPOSE

To authorize the special use of the property known as 316 South Linden Street for the purpose of a fence with signs, upon certain terms and conditions, and to repeal Ord. No. 2006-191-198, adopted Jul. 24, 2006.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a six-foot fence with advertising within an R-7 Single- and Two-Family Urban Residential zoning district. The use of a sign is not a permitted nor is a six-foot fence high fence per sections 30-503(7) and 30.630.9(b) regarding Prohibited signs and Permitted projections and encroachments in yards and courts, respectively, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

Staff finds that the proposed would not be disruptive to the historic pattern of development in the area as the property is surrounded by non-residential uses on all adjacent properties, and would support an institutional use supported by the Richmond 300 Master Plan.

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 request.

FINDINGS OF FACT

Site Description

The property is located in the Oregon Hill neighborhood on South Linden Street at the corner of South Linden Street and Idlewood Avenue. The property is currently a 91,742 sq. ft. (2.1 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is for a fence with signage which surrounds an institutional use.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Neighborhood Mixed Use which is viewed as "...highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." 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. 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. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-7 Single and Two Family Urban Residential District. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-503(7) Prohibited Signs.

Off-premises signs, unless specifically permitted by this chapter.

Sec. 30-630.9(b) Permitted projections and encroachments in yards and courts.

Fences and walls not exceeding 6 ½ feet in height may be located within any required side or rear yard or court. Fences and walls located within required front yards shall not exceed four feet in height, except that in the R-1 district they may not exceed 6 ½ feet.

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

- 3(a) The Special Use of the Property shall be as a fence with signs, substantially as shown on the Plans.

- (b) The height of the fence and the height of the signs attached to the fence shall not exceed six feet, substantially as shown on the Plans.
- 4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Surrounding properties are located in the same R-7 district as the property in question. Single- and Two-family dwellings are the dominant land-use in the vicinity, with a few commercial and institutional uses also present.

Neighborhood Participation

Staff notified area residents, property owners, and the Oregon Hill Neighborhood Association about this application. Staff has not received any letters of support or opposition.

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