



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-366: To authorize the special use of the property known as 211 East 15th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2023

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1117 West Leigh Street

PURPOSE

To authorize the special use of the property known as 211 East 15th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a single-family dwelling within an R-7 Single- and Two-Family Urban Residential District. While the use is permitted the property does not meet the current lot area and width, side yards, and off-street parking requirements for a single-family dwelling. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Residential land use category including the varied lot sizes and housing types.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to proximity to transit and the location of the units, which have a walkability score of "70-89" which, according to the City's Richmond 300 Plan, makes the site "Very walkable". This level of walkability offers alternatives to vehicles and, therefore, may reduce off-street parking demand. (p.113)

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is a mix of multi-family, two-family, single-family attached, and detached dwellings.

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 Blackwell neighborhood on 15th Street between Stockton and Everett Streets. The property is currently a 1,700 sq. ft. (.04 acre) vacant parcel of land.

Proposed Use of the Property

The proposed use of the property is a single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Residential use which is viewed as neighborhoods "...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 and pedestrian 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 off 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. (p. 54)

The proposed density of the parcel is 1 unit upon .04 acres, or 25 units per acre.

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.

LOT AREA AND WIDTH

Sec. 30-413.5(3). Two-family detached and attached dwellings. Two-family detached dwellings shall be located on lots of not less than 4,400 square feet in area with a width of not less than 42 feet.

The proposed lot is approximately 1,700 sq. ft. with a lot width of approximately 17 feet.

YARDS

Sec. 30-413.6(2)b. All other uses and buildings. There shall be side yards of not less than five feet in width.

The proposed side yards are approximately 3 feet and .5 feet.

OFF-STREET PARKING

Sec. 30-710.1(1). Number of Spaces Required for Single-Family Detached Dwelling is 1.

The proposed has no off-street parking.

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

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) No 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) The height of the Special Use shall not exceed two stories, 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.

(e) The Owner shall make improvements within the right-of-way, including the installation of one street tree, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Surrounding properties are located in the same R-7 district as the property in question. Single-family attached and detached residential are the dominant land-uses in the vicinity.

Affordability

The median household income for the Richmond region is currently \$71,223 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden. No pricing information has been provided for this application.

Neighborhood Participation

Staff notified the Blackwell Historic Community Civic Association about this application. Staff has not received any letters of support or opposition from the Association or nearby residents.

Staff Contact: Jonathan Brown, Land Use Administration, 804-646-5734