



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-062: To authorize the special use of the properties known as 1005 North 27th Street and 1007 North 27th Street, for the purpose of one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 20, 2022

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

1005 North 27th Street

PURPOSE

To authorize the special use of the property known as 1005 and 1007 North 27th Street for the purpose of a single-family detached dwelling and a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The properties are located in the R-6 Single Family Attached Residential District. Single-family detached and attached dwellings are permitted uses in this district. However, not all of requirements of the zoning district can be met. A side setback of 3 feet is required, whereas a zero lot line setback is proposed along a small portion of the side façade of 1007 North 27th Street.

The single-family attached dwelling located at 1007 North 27th Street has already been constructed and, due to a survey error, does not meet zoning requirements for setback. Therefore, this approval would retroactively permit the existing conditions.

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.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. A parking space will be provided to the rear of the proposed house with access off of the alley.

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 property is located in the Church Hill North neighborhood at 1005 and 1007 North 27th Street, between “Q” and “P” Streets. A new single-family detached dwelling is proposed at 1005 North 27th Street, which consists of 2523 sq. ft. (0.057 acre). The property at 1007 North 27th Street contains an existing single-family attached dwelling and consists of 3206 sq.ft. (0.073 acres).

Proposed Use of the Property

The proposed Special Use Permit would authorize the single-family attached dwelling located at 1007 North 27th Street, which has already been constructed, and, due to a survey error, was constructed to not meet zoning requirements for setback.

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.

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval with the following comments: *“R-6 district. Legal lot of record was split in 2004 creating 2 lots, neither of which met district feature requirements. Lot line adjustment requested such that existing and proposed development can achieve required 3' side yard setback, with the exception of a rear portion of 1007 with a zero lot line configuration, which is not allowed by right in the R-6 district.”*

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

- (a) The Special Use of the Property shall be a single-family detached dwelling and a single-family attached dwelling, substantially as shown on the Plans.*
- (b) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.*
- (c) One off-street parking space per dwelling shall be provided for the Special Use.*
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.*

Surrounding Area

Adjacent properties to the north and east are also located within the R-6 Single-Family Attached Residential District. The properties to the south are zoned R-63 Multi Family Urban Residential. Immediate surrounding land uses include single-family detached and attached dwellings and some commercial uses throughout the larger neighborhood.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Church Hill Central Civic Association.

Staff Contact: Ray Roakes, Planner, Land Use Administration, 804-646-5467