



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2023-093: To authorize the special use of the properties known as 2100 Newbourne Street, 2102 Newbourne Street, and 2104 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

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

PETITIONER

William Gillette, Baker Development Resources

LOCATION

2100, 2102, 2104 Newbourne Street

PURPOSE

To authorize the special use of the properties known as 2100 Newbourne Street, 2102 Newbourne Street, and 2104 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for three (3) two-family dwellings within an R-5 Single-Family Residential zoning district. The proposed use does not meet the requirements within the R-5 District for permitted principal uses, lot area and width, front yards, and side yards. A Special Use Permit is therefore required.

Staff finds that the proposal would be generally consistent with other examples of development in the area in relation to setback and lot coverage.

Staff finds that the proposal is generally consistent with the recommendations of the City's Master Plan pertaining to housing types within Neighborhood Mixed Use land use category including the recommendation for "duplex" dwellings as a primary use and the suggested Development Style that states "These areas feature a variety of building types that are close to one another..."

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. Two parking spaces (one for each unit) will be provided to the rear of the proposed structure 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 surrounding area.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description

The properties are located in the Fairfield neighborhood on Newbourne Street, between North 23rd and North 21st Streets. The properties are currently unimproved, totaling approximately 12,560 square foot (0.29 acre) parcel of land.

Proposed Use of the Property

The application requests to construct three (3) two-family dwellings on three existing lots. The proposed use does not meet the requirements within the R 5 District for permitted principal uses, lot area and lot width, front and side yards. The proposal includes lot sizes of roughly 4,500 square feet, lot widths of 38 feet, front setback of roughly 10 feet, and side setback of between 4.5 and 8 feet. The R-5 District does not list two-family dwellings as a permitted use, requires a minimum lot size of 6,000 square feet, a minimum lot width of 50 feet, a front yard of not less than 25 feet, and a side yard of not less than 5 feet. A Special Use Permit is therefore required.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as neighborhoods "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 with the following comments:

“These properties are located in the R-5 single-family residential district, which does not allow 2-family detached dwellings, by right.

For this reason, an SUP is required to waive restrictions. Proposing a minimum of 4.75' Side yard setback for each property. Front yard setback of 17.32' proposed as determined by the front yard setback of adjacent dwelling within 100'. 2 parking spaces for each unit is proposed. Lot coverage of 35% for each is proposed.”

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

- (a) The Special Use of the Property shall be as up to three two-family detached dwellings, substantially as shown on the Plans.
- (b) No less than one off-street parking space per dwelling shall be provided on the Property, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (d) All building materials, elevations, and site improvements, including landscaping and sidewalks located on the Property, shall be substantially as shown on the Plans. A different siding color shall be used for each dwelling.
- (e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Properties shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

Properties to the north are zoned the same R-5 as the subject property. Properties to the south, east, and west are zoned R-53. The surrounding uses to the west largely contain single-family residential uses and surrounding uses to the east largely contain multifamily dwellings.

The Applicant has submitted another application (Ord. 2023-094) that requests approval to construct seven additional dwellings very similar to those proposed in this Application on this same block of Newbourne Street at 2110, 2112, 2112 ½, and 2114 Newbourne Street. A previous application at 2109 Newbourne Street was also approved (Ord. 2022-339).

Staff has worked with the Applicant to provide differentiated architecture with the other to enhance the end result of this block. Staff supports approval of the subject application as currently proposed.

Neighborhood Participation

Staff notified area residents and property owners. Staff has not received any public comment.

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