



## CITY OF RICHMOND

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

**Ord. No. 2023-135:** To authorize the special use of the properties known as 601 West 19th Street and 603 West 19th Street for the purpose of two single-family detached dwellings and two dwelling units within accessory buildings to single-family detached dwellings, upon certain terms and conditions. (5th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 15, 2023

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#### **PETITIONER**

Jason Hendricks

#### **LOCATION**

601 West 19<sup>th</sup> Street and 603 West 19<sup>th</sup> Street

#### **PURPOSE**

To authorize the special use of the properties known as 601 West 19<sup>th</sup> Street and 603 West 19<sup>th</sup> Street for the purpose of two single-family detached dwellings and two dwelling units within accessory buildings to single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The property is located within the R-6 Single-Family Attached Residential District. There is currently an existing dwelling at 603 W 19<sup>th</sup> Street. A new single-family dwelling is proposed at 601 West 19<sup>th</sup> Street. The dwelling unit is a permitted use, but it does not meet the side yard setback along the adjacent property with 603 West 19<sup>th</sup> Street. The applicant also proposes to construct two accessory dwelling units on the rear of the lots at 601 and 603 West 19<sup>th</sup> Street. A special use permit is requested to authorize these uses, as proposed.

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 Residential 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 due to the availability of on-street parking and the provision of automobile parking space below each proposed accessory dwelling unit.

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 special 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.

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## **FINDINGS OF FACT**

### **Site Description**

The combined properties contain .170 acres located on the northeastern corner of West 19<sup>th</sup> Street and Springhill Avenue. There is an existing a single-family dwelling at 603 W 19<sup>th</sup> Street. The adjacent lot, 601 W. 19<sup>th</sup> Street, is vacant. Both properties can be accessed via a rear alley.

### **Proposed Use of the Property**

The request proposes to build a single-family dwelling on the vacant parcel located at 601 W. 19<sup>th</sup> Street and an accessory dwelling unit above a garage on each parcel. The accessory structures will be connected by a shared second-story deck. Both parcels will have frontage on a public street and rear alley access.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

Ground Floor: Not applicable.

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.

### **Zoning and Ordinance Conditions**

The subject parcels, each 31 feet in width, do not meet the required minimum lot width of 50 feet for the R-6 Single-Family Attached District. The two parcels also do not meet the minimum lot area for the district. Each parcel is approximately 3,750 square feet in area, which is below the minimum lot area requirement of 5,000 square feet. Therefore, a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as two single-family detached dwellings and two dwelling units within accessory buildings to single-family detached dwellings, substantially as shown on the Plans.

- (b) No fewer than four off-street parking spaces shall be provided, substantially as shown on the Plans.
- (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, except as may be otherwise approved by the Commission of Architectural Review.
- (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**

The surrounding neighborhood is in the R-6 Single-Family Attached District and contains single-family dwellings.

**Neighborhood Participation**

Staff notified area residents and property owners and the Springhill Civic Association. No comments of opposition or support have been received.

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