



CITY OF RICHMOND

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

Ord. No. 2023-191: To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2023

PETITIONER

Maggie Walker Community Land Trust

LOCATION

2615 Q Street

PURPOSE

To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

On February 26, 2018 City Council adopted Ord. No. 2018-033 *to declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2615 Q Street and to authorize the conveyance of such property for \$2,152.00 to The Maggie Walker Community Land Trust for the purposes of eliminating blight and making such property available for redevelopment.*

Under guidance of this ordinance, the property owner proposes to construct a single-family dwelling on the vacant subject property. It is located in the R-6 Single-Family Attached Residential District. Single-Family Dwellings are permitted uses in this district. However, the property does not meet the lot feature requirements of the zoning district. Therefore, a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Neighborhood Mixed-Uses uses for the property and neighborhood. The proposed development would also be generally consistent with the historic pattern of development in the area, which includes narrow lots and minimal setbacks.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of one off-street parking space.

Staff finds that the proposal would support the Master Plan's objectives to provide affordable housing.

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.

FINDINGS OF FACT

Site Description

The 1,950 square foot subject property is located midblock on the south side of Q Street between North 26th Street and North 27th Street. The property is served by an alley running along the rear of the property and off-street parking can be accessed off this alley.

Proposed Use of the Property

The proposal is for the construction of a single-family dwelling 11.79 feet in width, with 1.5 feet of side yard setback on each side. The dwelling will be two-stories in height and built in the Italianate style. As the building code does not permit windows on elevations closer than three feet from the property line, no windows are provided on either side of the structure.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses described as consisting of 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.

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 vacant property is located in an R-6 Single-Family Attached Residential District. Where single-family detached dwellings are permitted uses when certain lot feature requirements are

met. The lot area is 1,950 square feet and 15 feet in width. The proposed front yard setback is 13 feet. The required lot area for the R-6 zoning district is 5,000 square feet and the minimum lot width is 50 feet. In addition, zoning requires minimum front setbacks of 15' and minimum side setbacks of 5' for single-family detached dwellings. The requested special use permit seeks waiver of these requirements.

On January 5, 2021, the Zoning Administrator denied a request for an Administrative Variance because an adjacent property owner objected to the request. The property owner elected not to appeal to the Board of Zoning Appeals.

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

- The Special Use of the Property shall be as a single-family dwelling, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Any vinyl siding used on the Property shall have a minimum wall thickness of 0.044 inches
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- No less than one parking space shall be provided on the Property.

Surrounding Area

The surrounding neighborhood is in the R-6 Single-Family Attached District and contains a mixture of single-family attached and detached dwellings.

Housing Affordability

The home would be sold to a household making less than 80 percent of the Area Median Income (AMI) and would be permanently affordable through the community land trust model, wherein MWCLT retains ownership of the land through a 99-year renewable and inheritable ground lease. Sale equity would be restricted to a 3 percent annual increase rate to help ensure that resale of the home would also be affordable to an income qualifying household.

Neighborhood Participation

Staff notified area residents and property owners and the Church Hill Central Civic Association. No letters of support or opposition have been received to date. However, staff has received phone calls from nearby residents expressing concerns.

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