



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-222: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: August 21, 2023

PETITIONER

Baker Development Resources

LOCATION

423 North 33rd Street

PURPOSE

To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a lot split and a new single-family attached dwelling within an R-8 Urban Residential District. While the use is permitted, the property does not meet the current requirements for section 30-413.19(2) regarding maximum height within the R-8 zone. A Special Use Permit is, therefore, required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Neighborhood Mixed-Use land use designation in regards to intensity and primary uses. The site is currently vacant and underutilized, making the proposed three-story residential building well-suited for infill development. The existing scale and proposed building footprint are both aligned with neighboring properties.

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 Chimborazo neighborhood on North 33rd Street near the corner of North 33rd Street and East Clay Street. The property is currently a 2,405 sq. ft. (.05 acre) parcel of land.

Proposed Use of the Property

Mixed-Use Residential

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as "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

The current zoning for this property is R-8 Urban Residential District. While the use is permitted, the property does not meet the current requirements for section 30-413.19(2) regarding maximum height within the R-8 zone.

This special use permit is conditioned on the following special terms and conditions:

- The Special Use of the Property shall be as a single-family attached dwelling, substantially as shown on the Plans.
- No less than one parking space shall be provided on the Property, to the rear of the building.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 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.

The proposed density is 2 units upon .05 acres, or 40 units per acre.

Surrounding Area

The adjacent properties are located primarily within the same R-8 Zone as the subject property. The area is primarily residential, with some neighborhood commercial and institutional uses present in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed Special Use Permit. To date, staff has not received any letters of support or opposition from the Association or nearby residents.

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