



CITY OF RICHMOND

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

Ord. No. 2023-229: To authorize the special use of the property known as 1524 National Street for the purpose of one single-family detached dwelling and one two-family dwelling, upon certain terms and conditions.

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

PETITIONER

One Watchtower LLC represented by Baker Development Resources

LOCATION

1524 National Street

PURPOSE

To authorize the special use of the property known as 1524 National Street for the purpose of one single-family detached dwelling and one two-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. The current use of the property is as a legally nonconforming two-family dwelling. The proposal calls for subdividing the property and constructing a single-family dwelling. The proposed lots cannot meet the lot area and width requirements of the zoning district. Therefore, a Special Use Permit is requested.

Staff finds that the proposed use is consistent with the historic pattern of the development in the area, which is primarily single-family detached dwellings on individual lots, and will not adversely impact the neighborhood.

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 0.161 acre subject property is located on the northern side of National Street near its intersection with Salem Street. The lot is approximately 50 feet in width by 140 feet in depth, containing approximately 7,000 square feet of lot area, and is currently occupied by an existing two-family dwelling. The property is serviced by an alley that runs along the rear property line.

Proposed Use of the Property

The proposal calls for subdividing the parcel and constructing a new single-family detached dwelling on the new parcel.

The resulting subdivision will create a 29 x 140 foot wide lot (4,060 square feet), containing the existing two-family dwelling, and a 21 x 140 foot wide lot (2,940 square feet) where a new single-family dwelling will be built. The new dwelling will have a zero foot side yard setback along the western property line and a 3.75 foot side yard setback along the eastern property line.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting 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.

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, duplexes, 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 Zoning Administration Division recommended approval of the proposal without further comment.

The special use permit ordinance will impose development conditions on the property, including:

- The Special Use of the Property shall be as one single-family detached dwelling and one two-family dwelling, substantially as shown on the Plans.
- One parking space per dwelling unit shall be provided on the Property.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be 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.

- Prior to the issuance of a building permit for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

The surrounding land uses are primarily developed with single-family dwellings.

Neighborhood Participation

Staff notified area residents, property owners, and the Greater Fulton Civic Association. Staff has received two letters of support, and no letters of opposition to date regarding the proposal.

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