



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-196: To authorize the special use of the property known as 1513 North 22nd Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 3, 2024

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

1513 North 22nd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family detached dwellings within the R-6 Single-Family Attached Residential District. The applicant intends to split the parcel into two lots. The existing single-family dwelling will be retained, and one additional single-family dwelling will be constructed on the resulting lot. While the use is permitted, the proposed layout does not meet the minimum requirements for lot area and lot width. Therefore, a special use permit is required.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Neighborhood Mixed Use land uses and is similar in density to many of the existing properties in the neighborhood, which are generally single-family dwellings on similarly sized lots.

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.

Staff notes that the introduced ordinance incorrectly stated that the request is to allow “one single-family dwelling” on the subject parcel. Staff recommends approval of the ordinance with an amendment to change all references to the proposed use to read “two single-family detached dwellings.”

FINDINGS OF FACT

Site Description

The property is located in the Fairmount neighborhood on North 22nd Street between V Street and U Street. The property is currently a 6,200 square foot (.14 acre) parcel of land with one existing single-family dwelling which was constructed, per city records, in 1915.

Proposed Use of the Property

The proposed use is two Single-Family Detached dwellings (one existing, one proposed). The proposed density of the parcel is 2 units upon .14 acres, or approximately 14 units per acre.

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 "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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. The proposal does not conform to the following sections within the current zoning ordinance:

Sec. 30-412.4. Lot area and width; density; unit width.

(1) Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

The proposed lot is 3,009 sq. ft. and the proposed lot width is 24 ft.

Sec. 30-412.5. Yards.

1(b) There shall be side yards of not less than five feet in width

The east side yard is approximately 3 ft. wide.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling, substantially as shown on the Plans.
- No fewer than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements 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.
- 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 Owner shall make improvements within the right-of-way, including the installation of one street tree along N 22nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

All adjacent and nearby properties are located within the same R-6 zoning district. The area is primarily single-family residential, with some two-family residential and institutional uses present in the vicinity.

Neighborhood Participation

Staff notified area residents and the Church Hill Central Civic Association of the proposed Special Use Permit. To this date, staff has received one letter of support for this application from a nearby resident.

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