



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-103: To authorize the special use of the property known as 1326 North 26th Street for the purpose of permitting a single family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 18, 2016

PETITIONER

Matthew Morgan, Project Homes

LOCATION

1326 North 26th Street

PURPOSE

To authorize the special use of the property known as 1326 North 26th Street for the purpose of permitting a single family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject properties are two vacant lots measuring 2,597 square feet and 2,144 square feet located at 1322 and 1326 North 26th Street between T Street to the northeast and a vacant lot to the southwest. The proposed is a two story single-family detached dwelling.

Per the City of Richmond Zoning Ordinance, single family dwelling units are not permitted in the B-2 Business district. The subject properties total a width of 68' along North 26th Street and have a lot area of 4,741 square feet. In addition, per the Zoning Ordinance, a total of one parking space is required for the single family dwelling unit. However, due to the irregular shape of the parcel and the need for an additional curb cut the applicant will not be providing off street parking. All properties to the south are located in the R-6 district. The predominant land use on the 2600 block of 26th Street is single-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, "Infill development of like density and use is appropriate. In addition, the predominate land uses in the district are residential in nature, and these uses should be preserved." (p. 166). On April 30, 2003 City Council adopted a resolution changing the land use map for the subject properties from mixed use to single family, medium density (p. 167A) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density and land use.

Staff finds that the proposed development would be in conformance with the Master Plan as it pertains to the Single and Two-Family (Medium Density) land use. Staff further finds that with

the proposed use of the property, 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 subject properties are two vacant lots located at the corner of North 26th and T Streets. They front on North 26th Street to the south and back up to Nine Mile Road to the north with a newly constructed single family home to the west. The two vacant lots consists approximately of 0.11 square feet of land area.

Proposed Use of the Property

A special use permit is proposed to authorize the properties for the construction of a three bedroom, two and a half story single family detached dwelling in the B-2 Community Business District does not permit single family dwelling units and therefore the applicant is requesting a special use permit.

Master Plan

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, "Infill development of like density and use is appropriate. In addition, the predominate land uses in the district are residential in nature, and these uses should be preserved." (p. 166). On April 30, 2003 City Council adopted a resolution changing the land use map for the subject properties from mixed use to single family, medium density (p. 167A) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density and land use.

Zoning & Ordinance Conditions

The B-2 Community Business District does not permit single family dwelling units and therefore the applicant is requesting a special use permit. The subject properties are currently vacant. The subject properties are located within the B-2 Community Business District. The applicant is requesting a Special Use Permit to authorize the use of the property for a three bedroom, two and a half story single family detached dwelling.

All yard and lot coverage requirements for the R-6 Residential Zoning district are met. Within the R-6 district, single family detached dwellings must be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet. There shall be a front yard with a depth of not less than 15 feet, side yards of not less than five feet in width, and a rear yard with a depth of not less than five feet. Lot coverage in an R-6 district shall not exceed 55 percent of the area of the lot and no building shall exceed 35 feet in height.

Surrounding Area

All the properties along North 26th Street that are across or adjacent to the subject properties are located in the R-6 Single and Two Family Residential district. In addition, all the surrounding adjacent properties to the subject property are all single family detached dwellings located in the R-6 Single and Two-Family Residential district.

Neighborhood Participation

Staff notified Councilwoman Cynthia Newbille, Union Hill Civic Association, the Church Hill Central Civic Association, the New Visions Civic League of East End, and the Unity Civic League regarding the request. Staff has received no letters of support or opposition at this time for the proposal.

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