



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-016: To authorize the special use of the property known as 1729 Porter Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 21, 2017

PETITIONER

Mr. Richard Farley

LOCATION

1729 Porter Street

PURPOSE

To authorize the special use of the property known as 1729 Porter Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is improved with a 2,552 square foot two-story single-family detached wood framed residential dwelling located at 1729 Porter Street between a 30' public alley to the north and Porter Street to the south and 19th Street to the west. The proposed two-family detached dwelling would be comprised of a first floor 1-bedroom unit and a second floor main dwelling unit.

The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-53 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-53 district. Therefore, the applicant is requesting a special use permit. Per the City of Richmond Zoning Ordinance, an R-53 lot must be not less than 4,400 square feet in area with a width of not less than 42 feet to accommodate a two-family detached dwelling. The subject property is 3,300 square feet in area with a width of 30 feet.

Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. One space has been provided on the subject property and is accessible via the alley to the rear of the property. All surrounding properties are also located in the R-53 district. The predominant land uses on the 1700 block of Porter Street are single-family detached.

The City of Richmond's Master Plan designates the subject property for Single-Family (medium density) land use, the primary uses of which are single- and two-family dwellings. The Master Plan speaks of Land Use policies and strategies within the Old South Planning District. It states, "Development of single-family residential housing on Porter Street, west of Cowardin Avenue." (p. 271) However the plan also states that, "The Swansboro neighborhood in the vicinity of 22nd

and Street between Bainbridge Street and Semmes Avenue abuts an industrial area, which in many instances forms an indistinct line between the neighborhood and the industrial uses. Although this proximity would normally be discouraged phasing out of either use is not expected. A more distinct line between the otherwise incompatible uses should be recognized in the location generally shown on the Land Use Plan map. Buffers between these uses should be provided as opportunities arise.” (p. 278) In general the plan shows that it is in keeping with this recommendation by increasing the density of this area, it acts as a buffer between the industrial uses and the single-family uses.

All surrounding properties are located in R-53 Multi Family Residential district. Properties to the north are open air parking lots just across the public alley, and properties to the south, east and west have single family detached dwellings.

Staff finds that the proposed development would be consistent with the Master Plan. 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 property is located near the corner of Porter and West 19th Streets and consists of a parcel with approximately 3,300 square feet of land area. The property is currently improved with a two story, single-family detached dwelling constructed in 1920.

Proposed Use of the Property

The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-53 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-53 district. Therefore, the applicant is requesting a special use permit.

Master Plan

The City of Richmond’s Master Plan designates the subject property for Single-Family (medium density) land use, the primary uses of which are single- and two-family dwellings. The Master Plan speaks of Land Use policies and strategies within the Old South Planning District. It states, “Development of single-family residential housing on Porter Street, west of Cowardin Avenue.” (p. 271) However the plan also states that, “The Swansboro neighborhood in the vicinity of 22nd and Street between Bainbridge Street and Semmes Avenue abuts an industrial area, which in many instances forms an indistinct line between

the neighborhood and the industrial uses. Although this proximity would normally be discouraged phasing out of either use is not expected. A more distinct line between the otherwise incompatible uses should be recognized in the location generally shown on the Land Use Plan map. Buffers between these uses should be provided as opportunities arise.” (p. 278) In general the plan shows that it is in keeping with this recommendation by increasing the density of this area, it acts as a buffer between the industrial uses and the single-family uses.

Zoning & Ordinance Conditions

Per the City of Richmond Zoning Ordinance, an R-53 lot must be not less than 4,400 square feet in area with a width of not less than 42 feet to accommodate a two-family detached dwelling. The subject property is 3,300 square feet in area with a width of 30 feet. In addition, Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. Two spaces have been provided on the subject property and are accessible via the alley to the rear of the property.

Surrounding Area

All surrounding properties are located in R-53 Multi Family Residential district. Properties to the north are open air parking lots just across the public alley, and properties to the south, east and west have single family detached dwellings.

Neighborhood Participation

Staff notified Councilman Parker Agelesto and the Manchester Alliance regarding the request. Staff has received no letters of support or opposition at this time for the proposal.

Staff Contact: Leigh V. Kelley, Planner II, 804-646-6384