



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-017: To authorize the special use of the property known as 1512 North 23rd Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

William and Ruth Andrews

LOCATION

1512 North 23rd Street

PURPOSE

To authorize the special use of the property known as 1512 North 23rd Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is zoned R-6 Single-Family Residential district. The property currently consists of a two-story single-family dwelling. The proposal will split the lot and construct a new two-story single-family dwelling on the newly created vacant lot. The proposed subdivision will create two lots that do not conform with the lot feature requirements of the zoning district where it is located. Therefore, a special use permit is required.

Staff finds that the proposed residential development would be generally consistent with the Master Plan recommendations and the historic pattern of development of the area in terms of use and residential density, and would contribute to the continued revitalization of the area.

Staff finds that with the provision of on-site parking, the proposed development would not pose an undue burden on the availability of on-street parking in the area.

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 welfare of the community 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 .153 acres (6,648 square feet), 53 feet in width and contains a single-family dwelling, located on North 23rd Street between U and V Streets, in the Fairmount neighborhood of the East Planning District.

Proposed Use of the Property

In the past, the adjacent property, known as 1510 N. 23rd St. contained a single-family dwelling until it burned and the remaining structure razed. At this time, the property line between 1510 and 1522 N. 23rd Street was vacated and the property became as single parcel. The property owners wish to subdivide the property and re-establish 1510 N. 23rd Street as separate parcel. A single-family detached dwelling is proposed for construction on this new parcel. Both properties have rear alleyway access.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached at densities between 8-20 units per acre. The Master Plan's Neighborhoods and Housing chapter notes general goals for the provision of a variety of housing choices in neighborhoods. The proposed density of the project is approximately 13 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

A guiding land use principle for the East Planning District is infill development of like density and use is appropriate (p. 166).

Zoning and Ordinance Conditions

The property is located in the R-6 Single-Family Attached Residential. Single-family detached dwellings are permitted in this district on parcels not less than 6,000 square feet in area and a width not less than 50 feet. The parcel measures 53 x 125 feet for a total of 6,648 square feet of area. Upon subdivision, the existing property will become a parcel 28 feet wide and 125 feet deep, with a total of 3,500 square feet of lot area. The new parcel, to be called 1510 N. 23rd Street will be 25 feet wide and 125 feet with a total of 3,125 square feet. Therefore a special use permit is required.

The existing and proposed dwellings would meet the front, side, and rear yard setbacks, as well as not exceeding the maximum lot coverage required in the R-6 Single-Family Attached Residential District.

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

- a) The Special Use of the Property shall be two single-family detached dwellings, substantially as shown on the Plans.
- b) One off-street parking space per dwelling unit shall be provided on the Property.
- c) The height of the Special Use shall not exceed the height as shown on the Plans.
- d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- e) All building materials and elevations shall be substantially as shown on the Plans.
- f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the survey referred to in section 2(a) of this ordinance, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond

Surrounding Area

The subject property, as well as all adjacent properties, are located in the R-6 Single-Family Attached Residential District. Properties across North 23rd Street are located in the R-5 District. Single-, two-, and multi-family residential land uses, and some vacant or institutional land uses are also present in the vicinity.

Neighborhood Participation

A petition of support has been received by staff.

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