



## CITY OF RICHMOND

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

**Ord. No. 2020-126:** To authorize the special use of the property known as 420 North 26th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 15, 2020

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

420 North 26th Street

#### **PURPOSE**

To authorize the special use of the property known as 420 North 26th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposal is to construct a single-family detached dwelling and rehabilitate a single-family detached dwelling, after dividing the property. Under current R-63 Multi-Family Urban Residential zoning standards, the proposal would not meet lot area or off-street parking requirements. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Mixed-Use Residential land use category and with the intent of the R-63 District.

Staff further finds that the proposed use would be consistent with the historic pattern of development 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 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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a .092 acre (4,026 SF) parcel improved with a one-story dwelling built, per city tax assessment records, in 1890. The property is a part of the Church Hill neighborhood in the East Planning District and is also located in the Church Hill North City Old & Historic District.

### **Proposed Use of the Property**

The applicant is proposing a Special Use Permit which would authorize two single family detached dwellings on newly created lots.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Mixed Use Residential uses which include, "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." (City of Richmond, Master Plan, Union Hill Amendment and Patterson-Libbie-Grove Amendment)

The Plan also states that "infill development of like density and use is appropriate" (p. 166) The proposed infill of a new single-family detached dwelling, that follows historic architectural typologies of the neighborhood, will help to achieve this goal. Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

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).

### **Zoning and Ordinance Conditions**

The current zoning for the subject parcel is R-63 (Multi-Family Urban Residential).

Per the Zoning Ordinance, the intent of the R-63 District is "...to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood. The district regulations are also intended to promote a streetscape that is urban in

character by requiring minimal building setbacks uninterrupted by parking areas along principal street frontages, and to enhance public safety and encourage an active pedestrian environment appropriate to the residential character of the district by providing for windows in building façades along street frontages.”(City of Richmond Zoning Ordinance, Section 30-419.1)

The City of Richmond Commission of Architectural Review has reviewed and approved the proposed plans.

The City’s Zoning Administration reviewed the application and provided the following comments:

*ZONING AND USE: The Assessor’s record describes the property as being 61 feet wide and 66 feet deep, resulting in a lot area of 4026. The proposal is to split the subject lot to form two lots, with a lot area of 2046 square feet and lot width of 31 feet for one and a lot area of 1980 square feet with a lot width of 30 feet for the other. The R-63 Multi-family Urban Residential zoning district requires a minimum lot area of 3000 square feet and a minimum lot width of 25 feet. Neither of the resulting lots will meet lot area or parking requirements of the district, however will be more consistent with the majority of the neighboring properties.*

*YARDS: Yard regulations in the R-63 multi-family urban residential district is as follows:*

*(1) Front yard. No front yard shall be required. In no case shall a front yard with a depth of greater than 15 feet be permitted for a main building. No Zoning Issue per plans submitted.*

*(2) Side yards. Single-family and two family dwellings and buildings accessory thereto. There shall be side yards of not less than three feet in width except where buildings are attached. No Zoning Issue per plans submitted.*

*(3) Rear yard. Single-family and two-family dwellings and buildings accessory thereto. There shall be a rear yard of not less than five feet in depth. No Zoning Issue per plans submitted.*

*LOT COVERAGE: In the R-63 district, lot coverage for uses other than multi-family dwellings shall not exceed 65 percent of the area of the lot. No Zoning Issue per plans submitted.*

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

(a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(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) No off-street parking shall be required for the Special Use.

(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 referenced in section 2 of this ordinance, shall be accomplished by obtaining approval from the City of the division of the existing lot into two lots and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

4(c) 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.

### **Surrounding Area**

Surrounding properties are within the same R-63 District. A mix of single-, two-, and multi-family residential, vacant, commercial, mixed-use, and institutional land uses are present in the vicinity.

### **Affordability**

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.\*

Based upon the median household income for the Richmond region and the estimated price of units provided by the applicant, the two housing units are projected to be affordable to households making below the Area Median Income (AMI).\*\*

*\*(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)*

*\*\* (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

### **Neighborhood Participation**

Staff notified area residents, property owners, and the Church Hill Civic Association of the proposed Special Use Permit. Staff has not received letters of support or opposition for this application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734