



## CITY OF RICHMOND

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

**Ord. No. 2020-244:** To authorize the special use of the property known as 1110 ½ North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 7, 2020

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#### **PETITIONER**

EVOLVE HOLDING, LLC

#### **LOCATION**

1110 ½ North 30th Street.

#### **PURPOSE**

To authorize the special use of the property known as 1110 ½ North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-6 Single-Family Attached Residential District. Two-family detached dwellings are a permitted use in this zoning district provided that the subject property meets certain lot feature requirements. The subject property does not meet these lot feature requirements therefore a special use permit is required.

Staff finds the proposal would be consistent with the historic pattern of development in the area and would be compatible infill development that contributes to the revitalization of the area, as recommended by the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 this special use permit request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located on the western side of North 30th Street between Q Street and R Street, in the Church Hill North neighborhood. The vacant lot is 25 feet wide by 132 feet in depth and

contains approximately 3,300 square feet of lot area. Access to the rear of the property is provided by an alley.

### **Proposed Use of Property**

A two-family detached structure is proposed for the property. An alley provides rear yard access and off-street parking will be provided for both units.

### **Master Plan**

The City of Richmond's 2001 Master Plan recommends Single-Family (medium density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." As proposed, the density would be approximately 26 units per acre.

The Plan also states that "infill development of like density and use is appropriate" The proposed infill of a new single-family detached dwelling, that follows historic architectural typologies of the neighborhood, will help to achieve this goal (p. 166). 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).

The Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use land use, which is described 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."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). 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."

### **Zoning and Ordinance Conditions**

The subject property is zoned R-6 Single-Family Attached Residential District. Section 30-412.1 – Permitted Principal Uses states that two-family detached dwellings are permitted uses in the R-6 Single-Family Attached Residential District. Section 30-412.4 – Lot Area and Width states that Single-family dwellings in the R-6 Single-Family Attached Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet. The vacant subject property is 3,300 square feet and 25 feet wide.

The proposed dwelling will meet front and rear yard setbacks as required for the zoning district. Proposed side yard setbacks are consistent with setbacks of existing structures in the area.

The zoning ordinance requires a minimum of one parking space per dwelling unit, which is to be provided in the rear via alley.

Zoning Administration staff provided no adverse comments with their review of this request.

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

(a) The Special Use of the Property shall be as a two-family detached dwelling, 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 and elevations for the Special Use shall be substantially 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) A minimum of two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

### **Surrounding Area**

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential District. Parcels zoned B-2 Community Business District are located farther to the south. Within the area of the subject property, those properties with improvements contain a mix of single-family and two-family dwellings, with some multi-family dwellings present as well.

### **Neighborhood Participation**

Staff notified the Church Hill Central Civic Association and area residents and property owners. No opposition has been expressed regarding this proposal.

### **Staff Contact**

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