



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-218: To authorize the special use of the property known as 2320 East Marshall Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 7, 2021

PETITIONER

Thomas Grillo, Porchlight Homes LLC

LOCATION

2320 East Marshall Street

PURPOSE

To authorize the special use of the property known as 2320 East Marshall Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to create a new lot and construct a single family attached dwelling which will have an address of 2318 East Marshall Street and be attached to the existing house at 2320 East Marshall Street, which is currently being renovated. The proposed new lot and dwelling do not meet the lot area, unit width and yard requirements of the R-63 Multifamily Urban Residential District. A special use permit is therefore required.

Staff finds that the proposed dwellings are consistent with the recommendations of Richmond 300. The recommended land use is Neighborhood Mixed-Use. The proposed single-family dwellings are primary uses recommended in the Neighborhood Mixed-Use land use category. The property falls within the "Jefferson, Marshall & 25th" neighborhood node, which envisions the area as being strengthened by new development on vacant parcels, increased connectivity, and re-imaged institutional and park uses, with new development in keeping with the existing character of the area. The existing block consists primarily of single-family attached dwellings, many of which are quite narrow. Staff finds that the proposed single-family attached dwelling would be in keeping with the character of the existing area with a brick front façade, a standing seam metal roof above the front stoop, stone headers, and double brick soldier courses that complement its surroundings. Additionally, a Certificate of Appropriateness was issued by the Commission of Architectural Review at its October 2020 meeting for the proposed renovation and new single-family attached dwelling.

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.

FINDINGS OF FACT

Site Description

The subject property consists of 8,121 square feet, or 0.19 acres, and is located within the Church Hill neighborhood, on East Marshall Street, between North 23 and 24th Streets.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of a new attached single-family dwelling with an address of 2318 East Marshall Street that would be attached to the existing house with an address of 2320 East Marshall Street which is currently being renovated.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category 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.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The Property is currently located within the R-63 Multifamily Urban Residential District and also within the Church Hill North City Old & Historic District. The proposed new lot and dwelling with

an address of 2318 East Marshall Street does not meet the lot area, unit width and yard requirements of the R-63 Multifamily Urban Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed the height shown on the Plans.
- (c) All building materials and elevations shall be substantially as shown on the Plans or as approved through the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.
- (d) A minimum of one off-street parking space shall be required for each dwelling.
- (e) All mechanical equipment serving the Property shall be located on screened so as not to be visible from any public right-of-way.

Surrounding Area

The subject property and properties located to the east, west, north and south are located within the R-63 Multi-Family Urban Residential District and the Church Hill North City Old & Historic District.

Single-family residential uses, both attached and detached, surround the subject property.

Neighborhood Participation

Staff notified area residents and property owners and the Church Hill Association of RVA. Staff has received a letter of support from the Church Hill Association of RVA.

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