City Planning Commission – October 18, 2021

ORDINANCE 2021 – 279
3422 R Street

SPECIAL USE PERMIT

RICHMOND PLANNING & DEVELOPMENT REVIEW
PDR

SITE MAP

The property is located in the Oakwood neighborhood on R Street between Oakwood Avenue and North 35th Streets. The property is currently a 5,625 sq. ft. (.129 acre) parcel of land.

PURPOSE & SUMMARY:

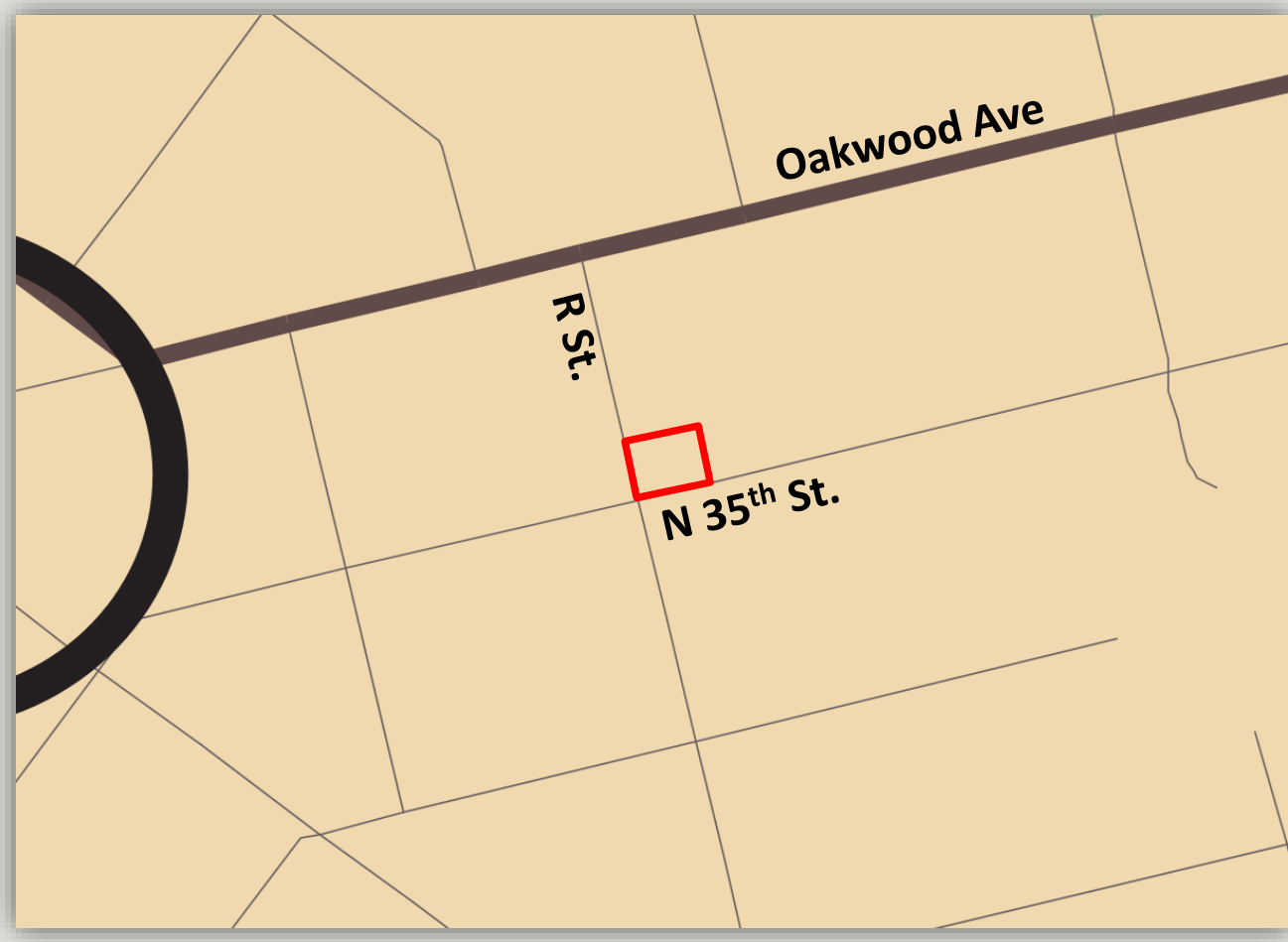
The purpose is to authorize the special use of the property known as 3422 R Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

The proposal is to authorize the use of an existing single family dwelling, and the construction of a new single family detached dwelling, within an R-5 Single Family Residential District. The proposed lots would not meet minimum lot area, lot width and front yard requirements. A Special Use Permit is therefore required.

RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which is defined 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." These areas feature 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.

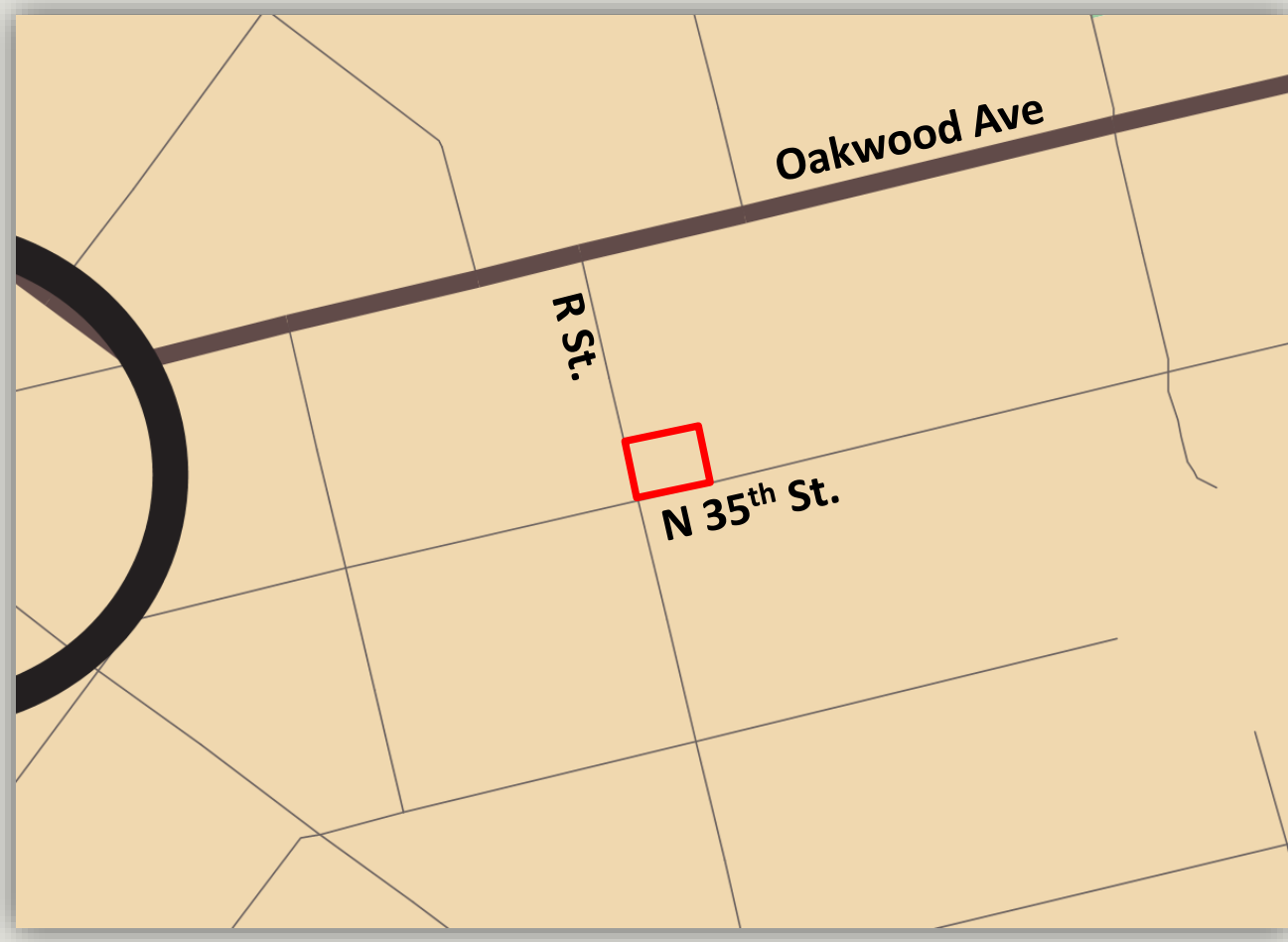
Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

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. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

Pedestrian, bicycle, 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. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets 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.

Richmond 300: Neighborhood Mixed-Use Illustrative example

EXISTING ZONING: **R-5 Single-Family Residential**

The current zoning for this property is R-5 Single Family Residential.

The City of Richmond Zoning Administration has reviewed plans. The application does not meet the following zoning requirements:

Sec. 30-410.4. - Lot area and width.

Single-family dwellings in the R-5 Single-Family 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 new lot would be 3,150 sq. ft. and have a lot width of 35 feet.

Sec. 30-410.5. - Yards.

(1) Front yard. There shall be a front yard with a depth of not less than 25 feet
The new unit would have a front yard of 16.5 ft. matching the existing unit.

ORDINANCE CONDITIONS:

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

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

(c) All building materials and elevations 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) Prior to the issuance of a certificate of occupancy for the second single-family detached dwelling, the subdivision of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds 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.

(e) The Owner shall make improvements within the right-of-way, including the installation of three street trees along North 35th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

SURROUNDING AREA & NEIGHBORHOOD PARTICITPATION

Surrounding Area
All adjacent properties are located within the same R-5 Residential Zone. The area is primarily single-family residential, with some multi-family residential present in the vicinity.

Neighborhood Participation
Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed Special Use Permit. To this date, staff has received three letters of support and three letters of opposition for this application from nearby residents.

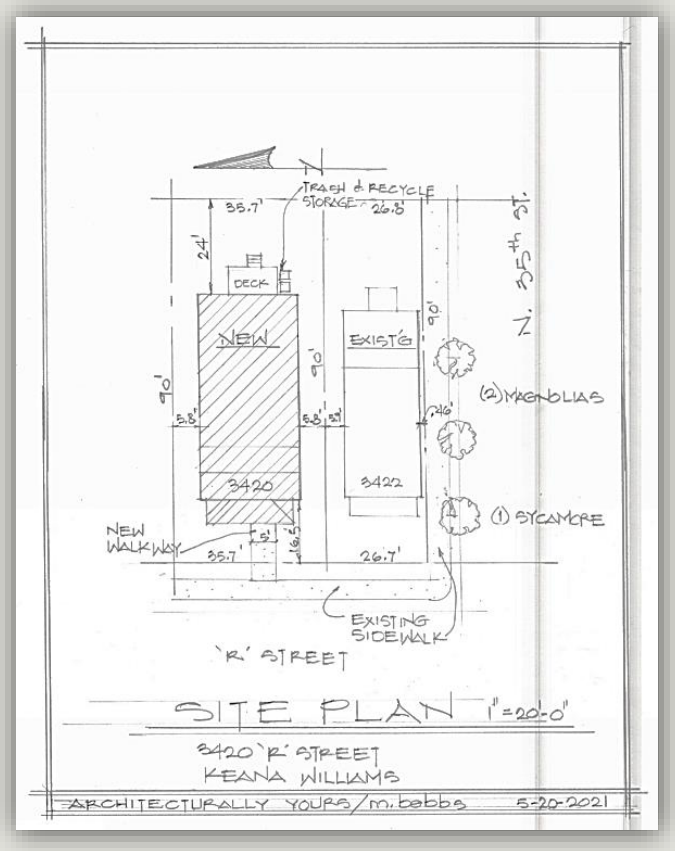
STAFF RECOMMENDATION:

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Neighborhood Mixed-Use Category. The massing, site design, height, and complementary nature of its architecture, all align well with the aforementioned Master Plan recommendations.

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.

<u>Therefore staff recommends approval of the Special Use Permit request.</u>

PLANS:


TRASH & RECYCLE STORAGE
DECK
NEW
EXIST'G
(2) MAGNOLIAS
(1) SYCAMORE
3420
3422
NEW WALKWAY
EXISTING SIDEWALK
'R' STREET
SITE PLAN 1"=20'-0"
3420 'R' STREET
KEANA WILLIAMS
ARCHITECTURALLY YOURS/m.babbs 5-20-2021

PLAT PLAN
FRONT ELEVATION
REAR ELEVATIONS
RIGHT SIDE ELEVATION
THIRD FLOOR PLAN
NEW SINGLE FAMILY HOME
3420 R STREET, RICHMOND, VA
KEANA AND SHANELL WILLIAMS