



permitting a two-family detached dwelling, upon certain terms and conditions.

**REASON:** The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-53 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-53 district. Therefore, the applicant is requesting a special use permit.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 6, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is improved with a 2,552 square foot two-story single-family detached wood framed residential dwelling located at 1729 Porter Street between 30' public alley to the north and Porter Street to the south and 19th Street to the west. The proposed two-family detached dwelling are comprised of a first floor 1-bedroom unit and a second floor main dwelling unit.

Per the City of Richmond Zoning Ordinance, an R-53 lot must be not less than 4,400 square feet in area with a width of not less than 42 feet to accommodate a two-family detached dwelling. The subject property is 3,300 square feet in area with a width of 30 feet.

Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. One space has been provided on the subject property and is accessible via the alley to the rear of the property. All surrounding properties are also located in the R-53 district. The predominant land uses on the 1700 block of Porter Street are single-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the Old South Planning District. It states, "Development of single-family residential housing on Porter Street, west of Cowardin Avenue." (p. 271) However the plan also states that, "The Swansboro neighborhood in the vicinity of 22<sup>nd</sup> and Street between Bainbridge Street and Semmes Avenue abuts an industrial area, which in many instances forms an indistinct line between the neighborhood and the industrial uses. Although this proximity would normally be discouraged phasing out of either use is not expected. A more distinct line between the otherwise incompatible uses should be recognized in the location generally shown on the Land Use Plan map. Buffers between these uses should be provided as opportunities arise." (p. 278) In general the plan shows that it is in keeping with this recommendation by increasing the density of this area, it acts as a buffer between the industrial uses and the single-family uses.

**FISCAL IMPACT:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 9, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** February 13, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, February 6, 2017

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

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*PDR O&R No.16-33*