



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2020-178, **Version:** 2

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To authorize the special use of the properties known as 1106 North 21<sup>st</sup> Street and 1108 North 21<sup>st</sup> Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

### O & R Request

**DATE:** June 29, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the properties known as 1106 and 1108 North 21st Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties known as 1106 and 1108 North 21st Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

**REASON:** Two-family attached dwellings are permitted in the R-6 Single-Family Attached District provided that they lawfully existed prior to June 28, 2004. As the proposed two-family attached structures shall be new construction, they are not permitted uses in the district. Furthermore, the proposed two-family attached dwellings will be built on parcels that do not meet the minimum lot feature requirements in the R-6 Single-Family Attached Residential District. Therefore, a special use permit is required.

**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 September 8, 2020, meeting.

**BACKGROUND:** The subject properties are each 21 feet wide by 125 feet deep and total .124 acres (5,407 square feet) in area. They are vacant parcels located in the Fairmount neighborhood of the East Planning District, on North 21<sup>st</sup> Street between Q and R Streets.

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family

Medium Density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.

The subject property lot size is typical for the street where it is located. Those properties which contain improvements have single-family dwellings. The proposed two-family attached structures will each have a single front entrance that opens to a foyer, which in turn provides access to the first floor residential dwelling units and to stairwells that provide access to the second floor dwelling units. This configuration presents from the curb as a typical single-family attached dwelling similar to the other homes on the block. The net density of living units under this proposal is 32 units per acre. The zoning ordinance requires a minimum of two parking spaces per dwelling unit. Four parking spaces are provided in the rear and are accessed from the alley.

The properties are located in the R-6 Single-Family Attached Residential District. For this district, the Sec. 30-412.1 (4) of the zoning ordinance states that two-family attached dwellings lawfully existing prior to the effective date of the ordinance from which this section is derived. Section 30-412.5 (3) states that two-family attached and detached dwellings 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 proposal asks to build new two-family attached dwellings and require relief from the aforementioned sections of the zoning ordinance.

All adjacent properties are located in the R-6 Single-Family Attached Residential District and contain single-family attached or detached dwellings, or are vacant.

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

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

**BUDGET AMENDMENT NECESSARY:** No.

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** September 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 8, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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