



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-161: To authorize the special use of the property known as 3413 S Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 18, 2018

PETITIONER

Mary Pearson

LOCATION

3413 S Street

PURPOSE

To authorize the special use of the property known as 3413 S Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct an addition to an existing single-family attached dwelling which would cause the property to exceed the lot coverage requirement of the R-5 Single-Family Residential District. In the R-5 zoning district, the maximum lot coverage shall not exceed 35 percent. The current lot size is 1,727 square feet and an addition is proposed that would bring the total footprint of the building to 730 square feet, equaling a 42 percent lot coverage. The district off-street parking requirements are one (1) parking space for one (1) dwelling unit. The plan calls for no off-street parking. A special use permit is therefore required.

Staff finds that the proposed renovation and addition to an existing single-family attached dwelling is consistent with the land use recommendation of the Master Plan and would contribute to the stabilization of the neighborhood.

Staff further finds that the historic configuration of the subject property does not support on-site parking.

Staff further 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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 1,727 SF or .04 acre parcel of land improved with an existing two story, 992 SF vacant single-family attached dwelling constructed, according to tax assessment records, in 1910. The building is located in the East Planning District and the City's Oakwood neighborhood.

Proposed Use of the Property

The applicant is requesting a special use permit to construct a 469 square foot, two-story addition in the rear of an existing single family attached dwelling.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single Family Low Density (SF-LD) uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...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-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133)

Specifically for the East Planning District, the Master Plan states there is "a continued need...to stabilize older low-income residential neighborhoods throughout the District [including the] Oakwood/Chimborazo neighborhood" (p. 163).

Zoning and Ordinance Conditions

The current zoning for this property is R-5, Single Family Residential. This special use permit would impose additional conditions, including:

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

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

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) The height of the Special Use shall not exceed the height as shown on the Plans.

(e) All building materials and elevations shall be substantially as shown on the Plans.

4(e) The Owner shall make improvements within the public right-of-way, including the installation of a new street tree, substantially as shown on the Plans

Surrounding Area

Properties in the immediate area are zoned R-5, Single Family Residential. Single- and two-family residential uses predominate the area, with some institutional and commercial land uses present as well.

Neighborhood Participation

The City has received a letter of support from the Church Hill Central Civic Association for this application.

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