



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2022-338:** To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (4<sup>th</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 5, 2022

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#### **PETITIONER**

Robert and Emily Evans

#### **LOCATION**

4907 New Kent Road

#### **PURPOSE**

To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a Special Use Permit which would allow the modification of an existing accessory building into an accessory dwelling unit. The property is located in the R-3 Single-Family Residential District where accessory dwelling units are not permitted uses. Therefore a special use permit is required.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential and accessory dwelling units are listed as one of the primary uses.

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 special 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.

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## **FINDINGS OF FACT**

### **Site Description**

The .606 acre subject property is located on the north side of New Kent Road approximately midway between Westover Hills Boulevard and Prince George Road.

### **Proposed Use of the Property**

The property contains a 1.5 story single-family dwelling and a detached garage. The proposed special use calls for the conversion of the existing detached garage into an accessory dwelling unit. The floor plan shows 335 square feet of floor area divided into a sleeping area, kitchen, bathroom, and living area.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Accessory dwelling units are one of the primary uses in this category.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing building.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

### **Zoning and Ordinance Conditions**

The property is located in the R-3 Single-Family Residential District where accessory dwelling units are not permitted uses. Therefore a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family detached dwelling, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
- (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (d) No fewer than two off-street parking spaces shall be provided for the Special Use.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

**Surrounding Area**

The property abuts to the north and west unimproved land owned by the City of Richmond Department of Parks and Recreation. The subject property, as well as the other properties on the block, is improved with single-family dwellings.

**Neighborhood Participation**

Staff notified area residents and property owners and the Westover Hills Neighborhood Association. No comments of opposition or support have been received.

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