



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-074: To amend Ord. No. 2020-248, adopted Dec. 14, 2020, which authorized the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, to authorize a two-family dwelling with an accessory building containing one dwelling unit, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 5, 2021

PETITIONER

Catherine Badger Young

LOCATION

3310 East Broad Street

PURPOSE

To amend Ord. No. 2020-248, adopted Dec. 14, 2020, which authorized the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, to authorize a two-family dwelling with an accessory building containing one dwelling unit, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Ordinance No. 2020-248 authorized the proposed accessory dwelling unit, however, the ordinance inadvertently referred to the existing main dwelling as a single-family dwelling rather than a two-family dwelling. This amendment changes all references in the ordinance from single-family dwelling to two-family dwelling.

Staff finds the proposed accessory dwelling unit to be an appropriate use of the property. It is consistent with the pattern of development in the area and as well as the recommendations of the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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.

Therefore, staff recommends approval of this special use permit amendment request.

FINDINGS OF FACT

Site Description

The subject property consists of a 4,800 SF parcel of land and contains a 2,964 SF two-family detached dwelling that was built in 1908. A two-story carriage house of approximately 700 square feet is located adjacent to the alley in the rear of the property. The property is located in the Chimborazo Neighborhood within the City's East Planning District, midblock between North 33rd Street and Chimborazo Boulevard. The property is also located in the Chimborazo Park City Old & Historic District.

Proposed Use of Property

Conversion of an existing two-story carriage house to an accessory dwelling unit, which may be used for short term rental purposes.

MASTER PLAN

The Richmond 300 Master Plan recommends Neighborhood Mixed-Use land use for the property. This designation is described 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

Development Style: 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.

Ground Floor: 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.

Mobility: 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.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

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.

Zoning and Ordinance Conditions

The subject property is zoned R-8 Urban Residential. This proposal is to authorize the conversion of an existing two-story carriage house structure to an accessory dwelling unit. The plans for the

renovation of the carriage house received a Certificate of Appropriateness from the Commission of Architectural Review on 6/23/2020.

Zoning Administration provided the following comments:

Zoning and Use:

The subject property is located within the R-8 Urban Residential District. A two-family detached dwelling is a permitted use in the R-8 District. The property is currently improved with a legal two-story two-family detached dwelling with an accessory two-story carriage house constructed circa 1908.

The R-8 zoning district permits accessory uses and structures, which are customarily incidental and clearly subordinate to permitted principal uses, including the following:

- (1) Any accessory use or structure permitted in the R-1 district*
- (2) One dwelling unit located in an accessory building, containing two or more stories, which in existing at the effective date of the ordinance from which this subsection (Sec. 30-413.13) is derived and which is located on the same lot as a single-family dwelling.*

The parking requirement is one space per dwelling unit. As proposed, three off-street parking spaces will be required. One off-street parking space accessed in the rear by alley is provided. As this is a Special Use Permit (SUP) request, specific items not meeting normal ordinance requirements can be waived or modified.

The special use permit amendment requires the conditions on the property, including:

(a) The Special Use of the Property shall be as a two-family dwelling [unit within] with an [existing] accessory building containing one dwelling unit [to a single-family dwelling], substantially as shown on the Plans attached to and made a part of Ordinance No. 2020-248, adopted December 14, 2020.

(b) The height of the Special Use shall not exceed the height as shown on the Plans attached to and made a part of Ordinance No. 2020-248, adopted December 14, 2020.

(c) All building materials and elevations shall be substantially as shown on the Plans attached to and made a part of Ordinance No. 2020-248, adopted December 14, 2020, unless otherwise required by the Commission of Architectural Review in accordance with applicable laws and regulations.

(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) One off-street parking space shall be required for the Special Use.

Surrounding Area

The adjacent properties surrounding the subject property to the west and east are located within the same R-8 Urban Residential District as the subject property. Properties to the north are located within the R-63 Multi-Family Urban Residential District.

Within the area of the subject property, those properties with improvements contain a mix of single-family, two-family, multi-family, commercial, mixed-use, and institutional land uses. Chimborazo Park and the Chimborazo Medical Museum are located across East Broad Street to the south.

Neighborhood Participation

Staff notified Church Hill Association of RVA and well as surrounding property owners and residents about this request for a special use amendment. No notices of support or opposition have been received.

Staff Contact

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