



CITY OF RICHMOND

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

Ord. No. 2023-201: To authorize the special use of the property known as 907 West 32nd Street for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17th, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

907 West 32nd Street

PURPOSE

To authorize the special use of the property known as 907 West 32nd Street 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 to authorize an accessory dwelling unit within an R-5 Single-Family Residential District. While the accessory structure is permitted, the dwelling unit is not. A Special Use Permit is therefore required for the new accessory dwelling unit.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the single-family detached housing type within the residential land use category, which includes accessory dwelling units as a primary use.

Staff further finds that the proposed use is consistent with the historic pattern of the development in the area, which is primarily single-family detached dwellings with accessory structures on individual lots. As the Special Use Permit would allow for a dwelling unit within an accessory structure, staff finds that this use is not disruptive of the existing fabric of the neighborhood.

Staff also finds that the proposed use is consistent with Objective 14.5 of the City's Master Plan to which seeks to, "encourage more housing types throughout the city" (Richmond 300, p. 152). This objective aims to allow for accessory dwelling units by-right.

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the Woodland Heights neighborhood on W 32nd Street between Chesterfield Street and Ferncliff Road. The property is currently a 7,074 sq. ft. (.16 acre) parcel of land with an existing two-story single-family home.

Proposed Use of the Property

A single-family detached dwelling, with a dwelling unit within an accessory building.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

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 buildings.

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 current zoning for this property is R-5 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

PERMITTED USES

Sec. 30-410.2 – Permitted accessory uses and structures

A dwelling unit within an accessory structure is not a permitted use.

This special use permit would impose development conditions, including:

- 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.
- No off-street parking shall be required for the Special Use.
- The height of the accessory dwelling unit shall not exceed one story.

- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right- of-way.

Surrounding Area

The surrounding land uses are primarily residential.

Neighborhood Participation

Staff notified area residents, property owners, and the Woodland Heights Civic Association. Staff has received no letters to date regarding the proposal.

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