



## CITY OF RICHMOND

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

**Ord. No. 2022-206:** To amend Ord. No. 2020-269, adopted January 11, 2021, which authorized the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue for the purpose of up to 12 single-family detached dwellings, upon certain terms and conditions, to authorize the special use of the properties now known as 502, 502 ½, 504, 504 ½, 506, 506 ½, 508, 512, 512 ½, 514, and 514 ½ Westview Avenue for the purpose of up to ten\* single-family detached dwellings.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 18, 2022

---

#### **PETITIONER**

Lory Markham - Markham Planning

#### **LOCATION**

502, 502.5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5, Westview Avenue

#### **PURPOSE**

To amend Ord. No. 2020-269, adopted January 11, 2021, which authorized the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue for the purpose of up to 12 single-family detached dwellings, upon certain terms and conditions, to authorize the special use of the properties now known as 502, 502 ½, 504, 504 ½, 506, 506 ½, 508, 512, 512 ½, 514, and 514 ½ Westview Avenue for the purpose of up to ten\* single-family detached dwellings.

#### **SUMMARY & RECOMMENDATION**

The applicant is intending to amend an existing special use permit which included a total of twelve private lots for newly constructed single-family dwellings which was originally granted a Special Use Permit to allow such lots under the current R-4 Single Family Residential zoning and its requirements regarding lot coverage, lot area and width, as well as front and side yard setbacks. The applicant wishes to reduce the number of private lots from twelve to eleven, and reduce the number of single-family dwellings from twelve to eleven. A Special Use Permit amendment is therefore required.

Staff finds that the proposed amendment of the single-family development remains generally consistent with the recommendations of the Richmond 300 Master Plan. The proposed development includes the installation of sidewalk along Westview Avenue, minimizes the number of curb cuts needed to provide access to the proposed dwellings, and would provide additional housing units to support the commercial uses found within the Westhampton neighborhood. Each

dwelling will be provided with on-site parking and would be limited to the height currently required by the underlying zoning.

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.

\*It should be noted that the amended ordinance was drafted to reduce the number of authorized dwellings from 12 to 10. The intent of the amendment is to reduce the number of authorized dwellings to 11 units.

Therefore, staff recommends approval of the Special Use Permit Amendment request, with an amendment to reduce the number of dwelling units to 11, substantially as shown on the plans entitled "SUP LAYOUT PLAN", dated January 27, 2022, and prepared by SilverCore Land Development Consultants.

## **FINDINGS OF FACT**

### **Site Description**

The properties known as 502, 502.5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5 Westview Avenue consist of a combined 57,200 sq. ft., or approximately 1.3 acres of improved parcels of land located in the Westhampton Neighborhood on Westview Avenue, off of Patterson Avenue.

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

Single-family detached dwellings with on-site parking

### **Master Plan**

The City's Richmond 300 Master Plan designates these parcels as Residential. This land use category includes neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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.

The properties are also located within the Westhampton neighborhood node, which is described as the Node that stretches from Libbie and Grove to Libbie and Patterson provides retail and services to nearby residents and attracts visitors from across the region to its businesses. Over time, a few underdeveloped parcels redevelop in a manner that complements and enhances the existing village-scale.

Objective 4.1 of Richmond 300 states: Create and preserve high-quality, distinctive, and well designed neighborhoods and Nodes throughout the city.

Objective 8.1 of Richmond 300 states: Improve pedestrian experience by increasing and improving sidewalks and improving pedestrian crossings and streetscapes, prioritizing low income areas.

### **Zoning and Ordinance Conditions**

The property is located in the R-4 Single Family Residential Zoning District. The application does not meet the current R-4 Single Family Residential zoning requirements regarding lot coverage, lot area and width, as well as front and side yard setbacks.

Zoning Administration provided review and analysis of the initial Special Use Permit Application. The following comments remain relevant to the amendment application:

Please be advised that the following conditions of the proposed single-family dwellings do not comply with the current zoning regulations.

**PUBLIC STREET FRONTAGE AND ACCESS EASEMENTS:** Per Section 30-610.1 of the zoning ordinance, every building erected and every use established shall be located on a lot having frontage on an improved public street or access thereto by means of a recorded permanent easement, provided that such easement is approved by the Director of public works, the chief of police and the chief of fire and

emergency services as to its suitability for all-weather travel by public and emergency vehicles and provided, further, that appropriate agreements or covenants approved by the city attorney provide for continued maintenance thereof. For single-family detached development, no more than two lots which do not have public street frontage shall be served by any such easement unless the easement shall have been recorded prior to June 10, 1960. The proposed single-family detached development has more than two lots that do not have public street frontage and the easement does not currently exist. The access easement agreements or covenants for continued maintenance must be approved by the City Attorney's Office.

If approved, the special use permit amendment will impose conditions on the property, including:

3(a) The Special Use of the Property shall be as up to 11 single-family detached dwellings and other uses permitted in the underlying zoning district, substantially as shown on the Survey.

(b) The height of the Special Use shall not exceed the building height of the underlying zoning district.

(c) The lots sizes for the Special Use shall not be smaller than the lot sizes listed on the plans.

(d) All lots with frontage to the proposed private roads shall use the private roads for access to the lot. No driveway access to Westview Avenue shall be permitted.

(e) Prior to any construction, the Owner shall obtain a determination from the Director of Planning and Development Review that the final elevations, building materials, and building footprints for the dwellings are in accordance with applicable laws and regulations.

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

(g) A minimum of one off-street parking space shall be provided for each dwelling.

(h) Setbacks shall be as shown on the Plans.

(i) Each entrance sign for the Special Use shall be no greater than 32 square feet in area and shall not exceed a height of four feet.

(j) The private roads shown on the Plans shall be named pursuant to applicable local and state regulations and shall include sidewalks, substantially as shown on the Plans.

(k) The Owner shall grant to the City a permanent access easement along the private roads shown on the Plans and shall execute appropriate agreements or covenants offering to the City the Owner's assurance acceptable to the Director of Public Works, the Chief of Police, and the Chief

of Fire and Emergency Services as to the roads' maintenance and suitability for all-weather travel by public and emergency vehicles, provided that appropriate agreements or covenants providing for the continued maintenance thereof shall be approved by the City Attorney.

(m) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into up to 11 residential lots, substantially as shown on the Survey, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

### **Surrounding Area**

Surrounding properties are located in the same R-4 District as the subject properties. Single-family residential land use is the predominant land-use in the vicinity, with a mix of uses along Patterson Avenue to the north.

### **Affordability**

No pricing information was provided. However, the applicant has notified staff that all units will be market-rate.

### **Neighborhood Participation**

Staff notified area residents, property owners, and civic associations of the amendment proposal. To this date the City has not received any letters of support or opposition.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division, 804-646-5734