



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-137: To authorize the special use of the property known as 3022 3rd Avenue for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 6, 2015

PETITIONER

Ms. Lee Canossa, 1018 Fourquare Lane

LOCATION

3022 3rd Avenue

PURPOSE

To authorize the construction of a two-family detached dwelling on an undersized parcel in the R-6 Single- and Two-Family Urban Residential Zoning District, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is improved with a 2,268 square foot two-story single-family detached wood framed residential dwelling located at 3022 3rd Avenue between Front Street to the north and Dill Avenue to the south. The proposed two-family detached dwelling is comprised of a first floor 2-bedroom unit and a second floor 2-bedroom unit.

Per the City of Richmond Zoning Ordinance, an R-6 lot must be not less than 6,000 square feet in area with a width of not less than 50 feet to accommodate a two-family detached dwelling. The subject property is 4,900 square feet in area with a width of 35 feet.

Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. Two spaces have been provided on the subject property and are accessible via the alley to the rear of the property. All surrounding properties are also located in the R-6 district. The predominant land uses on the 3000 block of 3rd Avenue are single-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the North Planning District. It states, "Single family uses should extend throughout the neighborhoods in Highland Park. There should be no additional multi-family and two-family uses should be discouraged." (p.256) Designations for the subject property along 3rd Avenue is for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached, at densities of 8 to 20 units per acre (p. 133). However the plan also states that, "Residential infill development should be similar in density, architectural character, and use to what currently existing in the surrounding area and should enhance the character and quality of the neighborhoods." (p. 255) In general the plan shows

that it is in keeping with traditional residential development patterns for the district in regards to density.

Staff finds that the proposed development would be in conformance with the Master Plan as it pertains to the Single and Two-Family (Medium Density) land use. Staff further finds that with the proposed use of the property, 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 is located near mid-block on 3rd Avenue between Front Street and Dill Avenue and consists of a parcel with approximately 0.11 square feet of land area. The property is currently improved with a two story, single-family detached dwelling constructed in 1915.

Proposed Use of the Property

A special use permit is proposed to authorize the renovation of a single-family detached dwelling into a two-family detached dwelling on an undersized parcel in the R-6 district, upon certain terms and conditions.

Master Plan

The City of Richmond's Master Plan designates the subject property along 3rd Avenue for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached, at densities up to 20 dwelling units per acre.

Zoning & Ordinance Conditions

Within the R-6 district, two family detached dwellings must be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet. There shall be a front yard with a depth of not less than 15 feet, side yards of not less than three feet in width, and a rear yard with a depth of not less than five feet. Lot coverage in an R-6 district shall not exceed 55 percent of the area of the lot and no building shall exceed 35 feet in height.

The proposed yards, lot coverage, and building height meet the district and supplemental zoning requirements. As stated above, the lot area and lot width for the proposed development do not meet zoning requirements.

Surrounding Area

All properties surrounding the subject property are located in the R-6 Single and Two Family Residential district. In addition, all the surrounding adjacent properties to the

subject property are all single family detached dwellings located in the R-6 Single and Two-Family Residential district.

Neighborhood Participation

Staff notified Councilwoman Ellen Roberson regarding the request. Staff has received no letters of support or opposition at this time for the proposal.

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