



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-019: To authorize the special use of the property known as 207 Reveille Street for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions. (1st District)

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2025

PETITIONER

Amir Modarres

LOCATION

207 Reveille Street

PURPOSE

The subject property is located in the R-5 Single-Family Residential District, where accessory dwelling units are a permitted use. As the property is a corner parcel, certain setback requirements cannot be met. Therefore, a Special Use Permit is requested.

RECOMMENDATION

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Residential. This future land use category designates single-family houses and accessory dwelling units as appropriate primary uses.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 5,132 square-foot subject property is located on the southwest corner of Reveille Street and Grove Avenue in the Mary Mumford neighborhood. The property is serviced by an alley running along the rear property line. There is an existing single-family detached dwelling on the property that was constructed, per city records, in 1964.

Proposed Use of the Property

The proposal calls for the construction of an accessory dwelling unit on the property in the area between the principal structure and the alley located to the south.

Master Plan

The designation of Residential is described as 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.

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 current zoning for this property is R-5 Single-Family Residential District. Zoning Administration provided the following comments:

The proposal is to construct a structure accessory to a single-family dwelling for an accessory dwelling unit. The property is a corner lot with 2 front yards. The front yard requirement along Reveille St cannot be met, therefore an SUP is required.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as a single-family detached dwelling with an accessory dwelling unit, substantially as shown on the Plans.
- 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 surrounding land uses single-family detached dwellings.

Neighborhood Participation

Staff notified the Westhampton Citizens Association, the Henry Place Neighborhood Association, and area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036