



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-015: To authorize the special use of the property known as 807 Pepper Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 5, 2018

PETITIONER

Jeffrey Lessin

LOCATION

807 Pepper Avenue

PURPOSE

To authorize the special use of the property known as 807 Pepper Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct a single-family detached dwellings on a subdivided lot at 807 Pepper Avenue. The property is located in the R-4 Single-Family Zoning District, which permits single-family detached dwellings. However, the proposed lot width of the parcels does not meet the minimum requirements of the R-4 District. Therefore, a special use permit is required.

The proposed development is located in the Three Chopt neighborhood on the east side of Pepper Avenue, off of Patterson Avenue. The property is comprised of a .59 acres (25,557 square feet) lot improved with a single-family detached dwelling.

Staff finds that the proposal is consistent with the land use recommendations of the Master Plan for the subject property.

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.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 25,557 SF, .59 acre, parcel of land currently improved with a 2,229 SF single-family dwelling constructed, per tax assessment records, in 1910. The property is located in the Three Chopt neighborhood of the Far West planning district.

Proposed Use of the Property

The proposed development of the property will include subdividing the improved parcel into two (2) separate lots for the construction of one (1) single-family detached home. Both homes will front on Pepper Avenue. The newly constructed home will be 3,644 total square feet, including two stories and a habitable attic space. The property is currently surrounded by one to two-story single-family detached dwellings on Pepper Avenue. The approximate density of the proposal would be approximately 3 units per acre.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family Low Density (SF-LD) uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133)

Zoning and Ordinance Conditions

The property is currently located in the R-4 Single-Family Residential zoning district. The R-4 district does permit the proposed single-family detached use of the property. However, the proposed lot widths of approximately 50 ft. do not meet the minimum requirements of the R-4 District. The R-4 district requires a minimum of sixty (60) feet of width for each single-family detached dwelling.

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

3(a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the survey attached to this ordinance and the Plans.

(b) No fewer than one off-street parking space per dwelling unit shall be provided, located in the areas identified as "drive" on the survey attached to this ordinance, substantially as shown on the survey attached to this ordinance.

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

(d) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to two residential lots, substantially as shown on the survey attached to this ordinance and the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(e) The height of the Special Use shall not exceed the height shown on the Plans.

(f) All elevations shall be substantially as shown on the Plans.

4(e) The Owner shall make improvements within the public right-of-way substantially as shown on the survey attached to this ordinance, including new driveway entrances to Pepper Avenue, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The current zoning for this property is R-4, Single-Family Residential, which is also the zoning of much of the adjacent and nearby properties. Single-Family Residential land use predominates the immediate vicinity.

Neighborhood Participation

Staff has not received any letters of support or opposition regarding this application.

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