



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-120: To authorize the special use of the property known as 7345 Longview Drive for the purpose of a wildlife rehabilitation facility accessory to a single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 1, 2020

PETITIONER

Patricia DeZern

LOCATION

7345 Longview Drive

PURPOSE

To authorize the special use of the property known as 7345 Longview Drive for the purpose of a wildlife rehabilitation facility accessory to a single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-2 Single-Family Residential District. In this district, a wildlife rehabilitation facility is not listed as a permitted accessory use. A special use permit is therefore required.

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 this special use request.

FINDINGS OF FACT

Site Description

The subject property consists of approximately 1 acre of land containing a 1,818 SF single-family dwelling. It is located in the Stratford Hills Neighborhood within the City's Huguenot Planning District. The subject property is heavily wooded and has a steep slope in the back. A wooded buffer exists along both side yard property lines that effectively screens sightlines from neighboring properties. The front of the property is also screened.

Proposed Use of Property

The proposed special use will consist of a rehabilitation room inside an existing single-family

dwelling. The number of animals kept will be small due to space available and the time commitments for care. Several outdoor cages are located in the back yard and these are used in order to acclimate animals to the outdoor environment prior to release. No change in the existing building or floorplan are proposed. No animals will roam at large on the property.

Master Plan

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

Zoning and Ordinance Conditions

The property is located in the R-2 Single-Family Residential District. The zoning office reviewed this request and determined that the keeping or raising of domestic animals for noncommercial purposes is a permitted accessory use in this district. However, a wildlife rehabilitation facility is not listed as a permitted accessory use. A special use permit is therefore required. The zoning office has no concerns regarding the proposed use.

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

- a) The special use of the Property shall be a wildlife rehabilitation facility accessory to a single-family dwelling, substantially as shown on the Plans and described in the Applicant's Report, a copy of which is attached to and made a part of this ordinance
- b) The special use shall be regulated by Virginia Department of Game and Inland Fisheries and shall only be operated by a person or persons licensed by such agency as Wildlife Rehabilitators. No rehabilitation for wild animals not designated on such Wildlife Rehabilitator's license shall occur on the Property

Surrounding Area

All properties surrounding the subject property are located within the same R-2 Single-Family Residential zoning district. The properties in the vicinity of the subject property all contain single-family dwellings.

Neighborhood Participation

Staff notified the Cherokee Area Neighbors and the Southampton Citizens Association, as well as adjacent residents and property owners. While several phone calls inquiring about the request were received, no opposition to the proposed SUP was voiced. Letters of support were received by staff.

Staff Contact

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