



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-022: To authorize the special use of the property known as 1001 Barlen Drive for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (9th District)

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2025

PETITIONER

Fernando L. Perez II

LOCATION

1001 Barlen Street

PURPOSE

The authorization of the special use of the property known as 1001 Barlen Drive will authorize a second single-family detached dwelling on one parcel. This dwelling would not be considered an accessory dwelling unit because it exceeds the height and square footage maximums required by the Zoning Ordinance and is therefore considered a second dwelling unit. The R-4 Single-Family Residential district permits no more than one dwelling unit per parcel. 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 for Residential Uses. This future land use category designates single-family detached dwellings 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 property is located on the southeast corner of Barlen Drive and Cross Road. The parcel is 50 feet wide and 105 feet in depth for a total of 9,719 square feet. The property is improved with an 1,152 single-story home built in 1959. A second dwelling unit was built by a previous owner circa 1998 without an approved special use permit nor with a building permit.

Proposed Use of the Property

The property was purchased by the current owner in July 2021 without knowledge of the non-compliant status of the second structure. A special use permit will be necessary to authorize two dwelling units on the same property, as well as to authorize inspections to verify that the structure meets building code requirements.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses Neighborhood 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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is R-4 Single-Family Residential District. Zoning Administration provided the following comments:

ADU may not exceed 1/3 the floor area of the main building. Accessory structures may not exceed 20 ft in height. These requirements cannot be met; therefore, an SUP is required.

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

- (a) The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.

- (b) 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 are primarily single-family detached dwellings.

Neighborhood Participation

The property is not located within the area of a neighborhood civic association. Letters of notification were sent to all surrounding property owners and a sign announcing a pending zoning

change was posted on the property. Staff has received no letters or inquiries to date regarding the proposal.

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