



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017- 181: To authorize the special use of the property known as 211 West 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2017

PETITIONER

Bryan Traylor

LOCATION

211 West 11th Street

PURPOSE

To authorize the special use of the property known as 211 West 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 4,774 SF or .11 acre parcel of land improved with an existing two-family detached home with a detached, 1,248 sq. ft. two-story garage. The property is located in the Old South Planning District and the Manchester neighborhood. The applicant proposes a one (1) bedroom dwelling unit above a two (2) car garage including one (1) additional parking space adjacent to the rear entrance of the building. A dwelling unit in an accessory building can only be located on a lot with a single-family dwelling in the R-63 zoning district. A special use permit is therefore required.

Staff finds the proposal to be consistent with the recommendations of the Downtown Plan and would not pose an undue burden on the availability of on-street parking in the area.

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 4,774 SF or .11 acre parcel of land improved with an existing two family detached home with a detached, 1,248 sq. ft. two-story garage. The property is located in the Old South Planning District and the Manchester neighborhood. Several adjacent and nearby properties are currently vacant or in the process of redevelopment. The current pattern of new development has been multi-family with some single-family attached. The proposed use is not prevalent in the area.

Proposed Use of the Property

The applicant proposes a one (1) bedroom dwelling unit above a two (2) car garage including one (1) additional parking space adjacent to the rear entrance of the building. The building is accessory to a two-family dwelling.

Master Plan

The City of Richmond's current Downtown Plan designates a land use category for the subject property as DT-GUA (Downtown – General Urban Area). Primary uses for this category are single family attached and detached homes, multifamily and some commercial and civic uses. This district is characterized by single family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." (Richmond Downtown Plan, p. 3.23)

Zoning and Ordinance Conditions

The current Zoning District for the property is R-63 Residential (Multi-Family Urban).

Section 3 of the ordinance outlines the following Special Terms and Conditions:

- a) The Special Use of the Property shall be as a dwelling unit within a building accessory to an existing two-family dwelling, substantially as shown on the Plans.
- b) The accessory building shall contain no more than one dwelling unit, substantially as shown on the Plans.
- c) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.
- d) The height of the Special Use shall not exceed the height as shown on the Plans.
- e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- f) No fewer than three on-site parking spaces shall be provided for the use of the Property, substantially shown on the Plans.

Section 4 of the ordinance outlines the following relevant Supplemental Terms and Conditions:

- (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the public right-of-way, including installation of a sidewalk along the portion of West 11th Street abutting the Property, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent and nearby properties are a combination the same R-63 district as the subject property. Properties across West 11th Street are located in the R-8 Urban Residential District. A mix of vacant and residential (single, two, and multi-family) land uses are present in the vicinity.

Neighborhood Participation

The neighborhood association for this property was notified of the applicants' plans. Staff has received a letter in support of this Special Use Permit.

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