



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-271: To authorize the special use of the property known as 1301 Bellevue Avenue for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 21, 2019

PETITIONER

William Berry

LOCATION

1301 Bellevue Avenue

PURPOSE

To authorize the special use of the property known as 1301 Bellevue Avenue for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a two-story single-family with a one-story detached garage. This proposal is to create a second dwelling unit on the property located in the accessory garage building in the rear yard. A dwelling unit located in an accessory building is not a permitted use in the R-5 district and a Special Use Permit is required to be adopted by City Council to authorize this use.

Staff finds that the proposed use is consistent with the residential use of the neighborhood and works towards accomplishing the goal of increasing housing choices in the City.

Staff finds that the proposed use will not pose an undue burden on the availability of on-street parking in the area.

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 7,000 SF (.161 acre) parcel of land and the improvements consist of a two-story single-family dwelling and a one-story detached garage. It is located in the Bellevue Neighborhood within the City's North Planning District, on the corner of Bellevue Avenue and Lamont Street.

Proposed Use of the Property

The proposed development will convert a detached garage into a residential dwelling. Use of the dwelling shall be restricted to only immediate family members.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Low-Density) uses. Primary uses in this category are single-family detached dwellings at densities up to 7 units per acre. The density of the parcel if developed as proposed would be a ratio of approximately 12 units per acre.

According to the Master Plan, "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership Opportunities." (p. 96)

The Plan encourages "the development of a range of housing types, styles and prices."(p.100)

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development" (p. 101)

Zoning and Ordinance Conditions

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a two-story single-family with a one-story detached garage. A dwelling unit located in an accessory building is not a permitted use in the R-5 district and a Special Use Permit is required to be adopted by City Council to authorize this use.

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

- (a) The Special Use of the Property shall be as no more than one dwelling unit within an existing building accessory to a single-family dwelling, substantially as shown on the Plans.
- (b) The dwelling unit within the existing building accessory to the single-family dwelling shall only be occupied by family members of the Owner and shall not be rented out to the general public. For the purposes of this ordinance, "family members" shall be defined as persons related by blood, marriage, and legal guardianship or adoption, including foster children.

(c) One off-street parking space shall be provided on the Property.

(d) 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

All properties surrounding the subject property are located within the same R-5 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached and single-family attached structures

Neighborhood Participation

The Bellevue Civic Association and adjacent property owners were notified of the request. Staff received a petition of support.

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