



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-022: To authorize the special use of the property known as 5101 Stratford Crescent for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2024

PETITIONER

Jason Bass

LOCATION

5101 Stratford Crescent

PURPOSE

The applicant is requesting a Special Use Permit to allow for a single-family dwelling with an accessory structure within a R-1 zoning district. While the accessory structure is permitted in the district, side and rear yard setback requirements cannot be met. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Residential land use category, where accessory structures are considered to be a primary use.

Staff further finds that as the proposal is to replace an existing pool house, there will be no significant impact to the surrounding 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 property is located in the Stonewall Court neighborhood between Cary Street Road and Grove Avenue. The property is currently a 46,609 square foot (1.07 acre) parcel of land with a single-family detached dwelling.

The property is located in the R-1 Single-Family Residential zoning district. Adjacent properties are within that same zone and are primarily single-family residential units.

Proposed Use of the Property

A single-family detached dwelling with an accessory structure.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

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.

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.

Zoning and Ordinance Conditions

The current zoning for this property is R-1 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-402.5(2) – Yards; R-1 Single-Family Residential; Side Yards
There shall be side yards of not less than ten feet in width

A side yard of 1.71 feet is proposed

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling with an accessory building, substantially as shown on the Plans.
- 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 residential.

Neighborhood Participation

Staff notified area residents, property owners, and the Hampton Gardens Association. Staff has received no letters or calls to date regarding the proposal.

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