



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-109: To authorize the special use of the property known as 5312 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 15, 2023

PETITIONER

Dominion Area Development Group, LLC represented by Baker Development Resources

LOCATION

5312 Stokes Lane

PURPOSE

To authorize the special use of the property known as 5312 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for the construction of one single-family detached dwelling within a R-5 Single-Family Residential Zoning District. While single-family detached dwellings are a permitted use within the R-5 District, the proposed use does not meet current requirements for lot area, lot width, and side yard setbacks. A Special Use Permit is therefore required. The density of the proposed use is one unit upon 0.061 acres, or approximately 16 units per acre.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the single-family detached housing type within the Residential land use category including the varied lot sizes and housing types.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is primarily single-family detached dwellings on individual lots. As the Special Use Permit would allow for relief from current zoning requirements for single family dwellings, such as lot area and width, front and side yards, staff finds that these requirements are commonly not met throughout the neighborhood.

Staff also finds that the proposed units are within walking distance to the Libbie / Patterson Avenue commercial area which is a designated Neighborhood Node. The location and housing type of the proposed aligns with Objective 1.4 which seeks to "maintain and improve primarily residential areas by increasing their linkages to Nodes, corridors, parks, and open space, and maintaining high-quality design standards."

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 2,651 square foot (0.061 acre) subject property is located midblock between Glenburnie Road and Dunbar Street. The property is currently a vacant parcel of land.

Proposed Use of the Property

The proposal will authorize a single-family detached dwelling.

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.

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.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.4 Lot area and width. Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

The proposed lot area is 2,651 square feet.

The proposed lot width is 26.53 feet.

Sec. 30-410.5 Side yards. There shall be side yards of not less than five feet in width

The proposed side yards are 3.26-3.27 feet in width.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- No parking space shall be required for the Special Use.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be 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.
- 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.
- The Owner shall make improvements within the right-of-way, including the installation of a street tree and sidewalk, substantially as shown on the Plans.

Surrounding Area

The surrounding land uses are primarily residential.

Neighborhood Participation

Staff notified area residents, property owners, and the Westwood Civic League. A letter of opposition has been received.

Staff Contact: Shaianna Trump, Associate Planner, Land Use Administration, 804-646-7319