



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2023-065: To authorize the special use of the property known as 822 Blanton Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: March 20, 2023

PETITIONER

Kyle and Neha Dillon

LOCATION

822 Blanton Avenue

PURPOSE

To authorize the special use of the property known as 822 Blanton Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-4 Single-Family Residential District and the proposal calls for subdividing the property into two equal sized parcels. This district requires a minimum lot area of 7,500 square feet and a minimum lot width of 60 feet. The parcel contains 14,368 square feet and is 50 feet in width. Therefore a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and neighborhood.

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 special 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.

FINDINGS OF FACT

Site Description

The .33 acre subject property is a rectangular corner parcel with frontage on Blanton Avenue, Walpole Street, and Condie Street. The property is improved with a two-story single-family dwelling that faces Blanton Avenue. The proposed property division would result in two parcels each with road frontage.

Proposed Use of the Property

The request proposes to subdivide the property into two equal sized parcels that do not meet the lot width or area requirements of the R-4 district. Each parcel will have frontage on a public street.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

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 property in its current state is legally nonconforming use because the parcel is 50 feet wide and the minimum lot width in the R-4 Single-Family District is 60 feet. The minimum lot area in this zoning district is 7,500. The division of the 14,368 square foot parcel will result in two parcels that do not conform to the lot feature requirements of the zoning district. Therefore a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as two single-family detached dwellings, each located on a different lot, that do not meet the lot area and width requirements of section 30-408.4 of the Code of the City of Richmond (2020), as amended.
- (b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (c) Prior to the issuance of any building permits for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

The surrounding neighborhood is in the R-4 Single-Family District and contains single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners and the Carillon Civic Association. Several letters of support have been received from various members of the community.

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