



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-252: To amend and reordain Ord. No. 2021-030, adopted March 8, 2021, which authorized the special use of the property known as 1919 Wilmington Avenue for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, to update the plans for such special use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 4, 2021

PETITIONER

Grady Hart

LOCATION

1919 Wilmington Avenue

PURPOSE

To amend and reordain Ord. No. 2021-030, adopted March 8, 2021, which authorized the special use of the property known as 1919 Wilmington Avenue for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, to update the plans for such special use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting an amendment to an existing Special Use Permit which allowed for a dwelling unit accessory to a single-family dwelling within an R-5 Single-Family Residential District. The applicant is requesting to amend the height of the dwelling unit from 17 feet to 20 feet. An amendment to the Special Use Permit is therefore required.

Staff finds that the proposed amendment, which includes an additional 3 feet in height, remains consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Residential use which recommends accessory dwelling units as a primary use. (p. 54)

Staff also finds that Objective 14.5c encourages more housing types throughout the city by updating the "...Zoning Ordinance to allow for accessory dwelling units by-right..." The proposed accessory dwelling unit supports this objective. (p. 152)

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 Amendment request.

FINDINGS OF FACT

Site Description

The property is located in the Rosedale neighborhood on Wilmington Avenue between Rosedale and Lanvale Avenues. The property is currently improved with a 1,673 sq. ft. single family detached dwelling situated on a 7,804 sq. ft. (.18 acre) parcel of land.

Proposed Use of the Property

The application is to construct an accessory building to be used as a two-bedroom dwelling unit.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The recommended development style for this use is housing "...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. 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. 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 include 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." (p. 54)

Zoning and Ordinance Conditions

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

- (a) The Special Use of the Property shall be as no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans.
- (b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed the height as shown on the Plans.
- (d) Elevations, building materials, and site improvements shall be substantially as shown on the Plans. Siding for the Special Use shall consist of cementitious siding or similar material, or vinyl siding at least .04 inches in thickness.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

4(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.

Surrounding Area

All surrounding properties are within the R-5 Single-Family Residential District. The area is dominated by primarily single-family dwellings.

Neighborhood Participation

Staff notified area residents, property owners, and the Rosedale Civic Association of the proposed Special Use Permit Amendment. To this date, staff has not received a letter of support or opposition for this request.

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