



CITY OF RICHMOND

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

Ord. No. 2022-092: To amend and reordain Ord. No. 73-163-171, adopted Jul. 30, 1973, as last amended by Ord. No. 2005-148-129, adopted Jun. 27, 2005, which authorized the special use of the properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road, to authorize a garden amenity area, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 4, 2022

PETITIONER

Westminster Canterbury Corp. Represented by Markham Planning

LOCATION

1600 Westbrook Court

PURPOSE

To amend and reordain Ord. No. 73-163-171, adopted Jul. 30, 1973, as last amended by Ord. No. 2005-148-129, adopted Jun. 27, 2005, which authorized the special use of the properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road, to authorize a garden amenity area, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-1 Single-Family Residential zoning district and is subject to a Special Use Permit (SUP) authorized by Ordinance No. 2005-148-129. A condition of this requires the provision of landscaped parking in a portion of the subject property. The applicant wishes to use this space for the installation of a garden area with accessory features, amenities, and buildings use by the residents.

Staff finds that the proposed amenity (garden) area will not adversely impact the property or surrounding uses. The property will continue to conform to the recommendations of the Richmond 300 master plan. The property has a land use designation of Neighborhood Mixed Use. Large multi-family dwellings are a secondary use recommended in this category.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of adequate on-site parking.

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.

FINDINGS OF FACT

Site Description

The subject property is located on the northern corner of Westbrook Avenue and Westbrook Court. The subject property is 30 feet wide with a depth of 130 feet for a total area of 3,900 square feet. The proposed garden amenity area would serve the Westminster Canterbury Richmond Retirement Center, located in Henrico County.

Proposed Use of the Property

The proposed Special Use Permit would allow the installation of a landscaped amenity space.

Master Plan

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The subject property is located in R-1 Single-Family Residential zoning district.

If adopted, the Special Use Permit would be amended to include the following additional condition on the property:

(q) That a garden amenity area, including landscaping and accessory buildings, may be installed on the Property, substantially as shown on the plans attached to this amendatory ordinance.

Surrounding Area

Surrounding properties are located in the R-5 Single-Family District and the R-6 Single-Family Attached District. Residential land use predominates the area.

Neighborhood Participation

Staff notified area residents and property owners. No letters of support or objection have been received.

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