



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-264: To authorize the special use of the property known as 1100 Hollister Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (8th District)

To: City Planning Commission
From: Land Use Administration
Date: October 2, 2022

PETITIONER

To authorize the special use of the property known as 1100 Hollister Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

LOCATION

1100 Hollister Avenue

PURPOSE

To authorize the special use of the property known as 1100 Hollister Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-4 Single Residential zoning district and single-family dwellings are permitted uses in this district. The property contains a single-family dwelling built as ADA accessible. As part of this ADA accommodation a driveway 14 feet wide was installed in order to accommodate wheelchair access and a lift. The zoning ordinance states that driveways up to nine feet in width are permitted. A special use permit is requested to authorize the expanded driveway.

Staff finds that the proposed development is consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Residential, wherein single-family detached dwellings are a primary use.

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.

FINDINGS OF FACT

Site Description

The subject property is located on the western side of Hollister Avenue near the intersection with Chapel Drive. The lot has road frontage of 81.35 feet and depth of 144 feet, with a lot area of 9,477 square feet, meeting all lot feature requirements for the zoning district. Unimproved alley right-of-ways run along the northern and western boundaries of the property. An ADA compliant single-family dwelling has been constructed on the property and has been granted a temporary certificate of use and occupancy while this request for special use is considered.

Proposed Use of the Property

The proposed special use will authorize the use of the property as a single-family dwelling, accessed by a driveway greater than nine feet in width.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses for the property which consists primarily of single-family houses on large or medium sized lots.

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: 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 subject property is located within an R-4 Single-Family Residential zoning district, which permits single-family detached dwellings as permitted principal uses. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width. The proposed driveway within the front yard exceeds 9 feet in width.

Staff recommends approval of this request with the following conditions:

- (a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- (b) No less than one off-street parking space shall be provided for the Special Use, accessed by a driveway from Hollister Avenue, substantially as shown on the Plans.

Surrounding Area

Properties in the area contain single-family detached homes.

Neighborhood Participation

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

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