



## CITY OF RICHMOND

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

**Ord. No. 2021-300:** To authorize the special use of the property known as 1823 Rose Avenue, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 1, 2021

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

1823 Rose Avenue

#### **PURPOSE**

To authorize the special use of the property known as 1823 Rose Avenue, for the purpose of a single-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant wishes to construct a single-family detached dwelling, within an R-6 Single Family Attached Residential District. The proposal does not meet the current R-6 lot area and width requirements. A Special Use Permit is therefore required.

Staff finds that the proposed new single-family detached dwelling aligns with the Residential land use category within the Richmond 300 Master Plan. The proposed dwelling is planned for what is currently a vacant lot within a recently revitalized community with new single-family and duplex dwellings. A review of prevailing lot sizes reveals that the proposed lot size is similar to many lots in the immediate vicinity and throughout the Southern Barton Heights community.

Staff finds that the proposed new dwellings will not pose an undue burden on the availability of on-street parking due to the inclusion of off-street parking as a condition within the ordinance.

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 property is located in the Southern Barton Heights neighborhood on Rose Avenue between Yancey and School Streets. The property is currently a vacant 3,502 sq. ft. parcel of land.

### **Proposed Use of the Property**

The application is for a single-family detached dwellings with off street parking.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." 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. 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 of 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. (p. 54)

### **Zoning and Ordinance Conditions**

The current zoning for the parcels is R-6, Single-Family Attached Residential. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

1. Sec. 30-412.4. Lot area and width; density; unit width
  - (1) Single-family detached dwellings. Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

*The application calls for the lot to be approximately 3,501 square feet in area and approximately 47 feet in width.*

Additional conditions will be imposed by the ordinance, including:

3(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 on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) 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**

Surrounding properties are located in the R-6 district. Single-family and two-family residential is the dominant land-use in the vicinity.

### **Neighborhood Participation**

The City notified nearby residents, property owners, and the Southern Barton Heights Community Association about this application. Staff has received a letter of opposition from a nearby resident.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division, 804-646-5734