



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-348: To authorize the special use of the property known as 2036 Broad Rock Boulevard for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2023

PETITIONER

Keith Highsmith, property owner

LOCATION

2036 Broad Rock Boulevard

PURPOSE

The applicant is requesting a Special Use Permit which would allow for the subdivision of the existing lot and construction of a new single-family detached dwelling within an R-4 Single-Family Residential zoning district. The area of the newly created lot, as proposed, does not meet requirements within the R-4 district.

RECOMMENDATION

Staff finds that the proposal is generally consistent with the recommendations of the City's Master Plan pertaining to the Residential land use category, including the recommendation for residential as a primary use and the suggested Intensity that states "Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre." The proposal also meets the suggested Development Style that states "Homes are setback from the street... built to a scale and design that is consistent with existing buildings." (P. 54)

Staff finds that the proposed dwelling would maintain the same front yard setback as the existing dwelling, is consistent with architecture of the neighborhood, and the proposed lot is consistent with others in the surrounding development.

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 property is located in the McGuire Manor neighborhood at the corner of Broad Rock Boulevard and Cranford Avenue. The property is currently 14,723 sq. ft. (0.338 acre) in size, and

currently contains an existing single-family detached dwelling. The applicant proposes to construct an additional single-family detached dwelling.

Proposed Use of the Property

The applicant is requesting a Special Use Permit which would allow subdivision of an existing lot and construction of a new single-family detached dwelling within the R-4 Single-Family Residential, which is not permitted due to the lot's size. A Special Use Permit is, therefore, requested.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as "Neighborhood consisting 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 buildings.

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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is R-4 Single-Family Residential. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

LOT AREA AND WIDTH

Sec. 30-408.4. Single-family dwellings in the R-4 Single-Family Residential District shall be located on lots of not less than 7,500 square feet in area with a width of not less than 60 feet.

One proposed lot is approximately 7,215 sq. ft.

If adopted, the Special Use Permit would impose conditions on the property, including:

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of any building permit 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.
- 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

The current zoning for this property is R-4 Single-Family Residential. Adjacent properties are generally zoned the same R-4 zone, with properties to the south zoned B-2. The surrounding land uses primarily include residential, with some neighborhood commercial to the south.

Neighborhood Participation

Staff notified area residents and property owners. No Civic Association represents this area.

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