



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-294: To authorize the special use of the property known as 207 Avon Road for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2022

PETITIONER

Markham Planning

LOCATION

207 Avon Road

PURPOSE

To authorize the special use of the property known as 207 Avon Road for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-1 Single-Family Residential District where accessory dwelling units are not a permitted use. Therefore a special use permit amendment is requested.

Staff finds that the proposed project is generally consistent with the Richmond 300 Master Plan designation of Residential where accessory dwelling units are listed as primary uses.

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 this special use permit request.

FINDINGS OF FACT

Site Description

The 0.63 acre subject property is located on the south side of Avon Road between West Oxford Circle and Sulgrave Road. The lot is 125 feet in width and is improved with a 2,799 square foot single-family dwelling.

Proposed Use of Property

The primary structure is under renovation and new improvements include a swimming pool, patio and a two-story garage. The proposal calls for finishing the second floor as living space.

MASTER PLAN

The Richmond 300 Master Plan designates the subject property for Residential Uses. This designation consists 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.

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).

Zoning and Ordinance Conditions

The property is located in the R-1 Single-Family Residential District. An accessory dwelling unit is not a permitted use listed in Sec. 30-402.2 – Permitted accessory uses and structures in the City of Richmond zoning ordinance.

Zoning Administration provided the following comments:

The subject property is zoned in the R-1 Single-Family Residential District. The applicant proposes to build a two-story detached garage with a dwelling unit on the second floor. Dwelling units are not permitted within accessory buildings in the R-1 Single-Family Residential District, therefore a SUP is required.

The special use permit shall include the following conditions:

- a) The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family dwelling, substantially as shown on the Plans.
- b) No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- c) All building materials, elevations, setbacks, 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.

Surrounding Area

The surrounding properties are also located in the R-1 Single-Family Residential district and are improved with single-family dwellings.

Neighborhood Participation

Staff notified the Windsor Farms Association and the Westhampton Citizens Association, as well as area property owners and residents. No objections or concerns have been received.

Staff Contact

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