



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-021: To authorize the special use of the property known as 4647 Arrowhead Road for the purpose of a wildlife rehabilitation facility accessory to a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Barbara Slatcher

LOCATION

4647 Arrowhead Road

PURPOSE

To authorize the special use of the property known as 4647 Arrowhead Road for the purpose of a wildlife rehabilitation facility accessory to a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-2 Single-Family Residential District. In this district, the keeping or raising of domestic animals for noncommercial purposes is a permitted accessory use. However, a wildlife rehabilitation facility is not a permitted accessory use. A special use permit is therefore required.

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 subject property consists of approximately one acre of land containing a 3,200 SF single-family dwelling. It is located in the Stratford Hills Neighborhood within the City's Huguenot Planning District, on Arrowhead Lane, near its intersection with Oxford Parkway.

Proposed Use of the Property

The property contains a 3,200 square foot single-family detached dwelling on one acre of land. The proposed special use will consist of a wildlife rehabilitation operation for birds that will utilize

two unfinished basement rooms and an 8'x 16' outdoor aviary in the rear of the dwelling. The applicant has been a state certified wildlife rehabilitator since 2011 and is the only bird rehabilitator in the city.

The nearest rear yard neighboring dwelling is located approximately 456 feet to the south. The next door neighboring dwelling is located approximately 173 to the east. The adjacent property to the west is vacant and the property line is approximately 120 feet away from the location of the proposed special use

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) uses. Primary use is single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

Zoning and Ordinance Conditions

The property is located in the R-2 Single-Family Residential District. Single-family detached dwellings are permitted in this district as are certain accessory uses. The raising or keeping of domestic animals for noncommercial purposes is a permitted accessory use. As wildlife cannot be considered domesticated animals, the keeping of wildlife is not a permitted use.

The special use permit ordinance will impose conditions on the property, including:

- a) The Special Use of the Property shall be as a wildlife rehabilitation facility accessory to a single-family detached dwelling, substantially as shown on the Plans.
- b) The Special Use shall be regulated by the Virginia Department of Game and Inland Fisheries and shall only be operated by a person or persons licensed by such agency as Wildlife Rehabilitators. No rehabilitation for wild animals not designated on such Wildlife Rehabilitator's license shall occur on the Property.
- c) All building materials and elevations shall be substantially as shown on the Plans.

Surrounding Area

All properties surrounding the subject property are located within the same R-2 Single-Family Residential zoning district. The properties in the vicinity of the subject property all contain single-family dwellings.

Neighborhood Participation

Multiple emails indicating support have been received from the community or neighboring property owners for this application. No letters of opposition have been received.

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