



## CITY OF RICHMOND

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

**Ord. No. 2020-044:** To authorize the special use of the property known as 5616 Kendall Road for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 2, 2020

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#### **PETITIONER**

LeQuan Hylton

#### **LOCATION**

5616 Kendall Road

#### **PURPOSE**

To authorize the special use of the property known as 5616 Kendall Road for the purpose of two single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize a new single-family detached dwelling on a new lot which would not meet the minimum requirements for lot area. An existing single-family detached dwelling on the property would also be included in the special use permit and would not meet minimum lot area requirements after the property is divided. A special use permit is therefore required.

Staff finds that the proposed special use would be consistent with the land use recommendations of the Master Plan and consistent with existing uses in the area.

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property consists of a 13,465 SF (.31 acre) parcel of land, improved with one single-family detached dwelling, and is a part of the Piney Knolls neighborhood in the City's Broad Rock Planning District.

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

The applicant is proposing to divide the property and construct a one-story single-family detached dwelling on the new lot, which would be located to the west of the existing one-story single-family detached dwelling.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Single Family Low Density (SF-LD) uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133). The density of the proposed project is approximately 6.5 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-4, Single Family Residential, as are much of the adjacent and nearby properties. The minimum lot area for the R-4 zone is 7,500 square feet. As a result of the proposed division, the areas of the proposed lots are approximately 6,545 and 6,487 square feet.

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

3(a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided on the Property.

(c) The height of the Special Use shall not exceed the height 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.

(e) All elevations shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

### **Surrounding Area**

Adjacent and nearby properties are the same R-4 Single Family Residential zoning district as the subject property. Parcels across Clearfield Street are in the R-3 Single Family Residential zoning district.

Single-family land use predominates the area. Currently, adjacent properties are similar in size. The typology and massing of the existing single-family detached dwellings in the community are similar to that of the proposed.

**Neighborhood Participation**

Adjacent property owners and residents were notified of the application. Staff has not received any letters of support or opposition to this application.

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