



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-042:

To: City Planning Commission
From: Land Use Administration
Date: March 21, 2016

PETITIONER

John Vinis
Tri-American Properties
420 Libbie Ave
Richmond, VA 23226

LOCATION

501-503 Maple Avenue

PURPOSE

To authorize the special use of the properties known as 501 and 503 Maple Avenue for the purpose of permitting up to four single-family detached dwellings, together with associated improvements, including a private street, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to subdivide two existing lots into four lots for the purposes of developing four single-family detached dwellings with accessory garages. The lots would be served by a private road accessed off of Maple Avenue. The average size of the dwellings is 2,778 square feet and the detached garages/with second floor bonus rooms would be 800 square feet. Each primary home would also be two stories tall. The application indicates that each dwelling would be provided with two parking spaces located in the garages.

The subject property is currently located within the R-4 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 7,500 square feet, which equals a density of 5.8 units per acre. The minimum lot width is 60 feet and the front yard setback requirement is 25 feet. The zoning ordinance does not permit more than two single-family detached dwellings to be located on a private street and the subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations clad in brick or stone, and any exposed chimney shall be similarly clad. Exterior walls would be clad in hardie lapped siding, casing and trim. Roof materials would be dimensional or architectural asphalt shingles and the porches would have standing seam metal roofing.

The properties to the north, south, and west are also located in the R-4 Single-Family Residential zoning district and are generally improved with single family dwellings. The

properties to the east are located in the R0-1 Residential Office district and are improved with commercial uses.

The Master Plan recommends Single-Family “Low Density” for the subject properties. Single-family is defined as, “Primary use is single-family detached dwellings at densities up to seven units per acre (p. 133).”

Staff finds that the proposed development is consistent with the Master Plan recommendation for Single-Family “low density.” The density for the project is 8.8 units per acre, or 4,895 square feet of lot area per dwelling unit. The Master Plan recommends up to 7 units per acre. In addition, staff finds that the Master Plan contains several housing policies and text guidance that support this application, as this infill development project would provide new high quality dwellings that would be compatible with the surrounding uses.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City’s Master Plan and R-4 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is located on two existing parcels totaling .453 acre in size. Prior to a recent demolition, two single-family detached homes occupied the property. The property is located on the east side of Maple Avenue between the intersections at Lowry Street and Ferguson Road.

Proposed Use of the Property

The proposal is to subdivide two existing lots into four lots for the purposes of developing four single-family detached dwellings with accessory garages. The lots would be served by a private road accessed off of Maple Avenue. The average size of the dwellings is 2,778 square feet and the detached garages/with second floor bonus rooms would be 800 square feet. Each primary home would also be two stories tall. The application indicates that each dwelling would be provided with two parking spaces located in the garages.

Master Plan

The Master Plan recommends Single-Family “Low Density” for the subject properties. Single-family is defined as, “Primary use is single-family detached dwellings at densities up to seven units per acre (p. 133).”

Zoning & Ordinance Conditions

The subject property is currently located within the R-4 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 7,500 square feet, which equals a density of 5.8 units per acre. The minimum lot width is 60 feet and the front yard setback requirement is 25 feet. The zoning ordinance does not permit more than two single-family detached dwellings to be located on a private street

and the subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

Access to the four lots shall be by means of a private street identified as the "Common Driveway" on the Plans, substantially as shown on the Plans. The means of access to each lot shall be approved by the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services. Appropriate easements, agreements or covenants that provide for permanent public access and the perpetuation and maintenance of all areas and facilities to be held in common ownership by the property owners within the Property, shall be approved by the City Attorney.

In addition, the use of the "bonus room" above the garages shall be limited to accessory residential use for purposes incident and subordinate to the principal residential building.

Surrounding Area

The properties to the north, south, and west are also located in the R-4 Single-Family Residential zoning district and are generally improved with single family dwellings. The properties to the east are located in the R0-1 Residential Office district and are improved with commercial uses.

Neighborhood Participation

Staff has contacted 1st District Council Representative, Jonathan Baliles and the Westhampton Citizens Association and Westview Civic Association. Staff has received no letters of support nor opposition.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734