



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-216: To authorize the special use of the properties known as 215 Roseneath Road and 217 Roseneath Road for the purpose of two two-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2022

PETITIONER

Siwel Renovations LLC (Lewis Little, Jr.)

LOCATION

215 Roseneath Road and 217 Roseneath Road

PURPOSE

To authorize the special use of the properties known as 215 Roseneath Road and 217 Roseneath Road for the purpose of two two-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject properties are located in the R-6 Single-Family Attached Residential District. The proposed enlargements of the structures do not meet the lot feature requirements of the R-6 Single-Family Attached Residential District. Therefore, a special use permit requested.

Staff finds the proposed special use permit would retain and renovate existing dwellings along with providing an additional dwelling unit. The proposed development is generally consistent with the land use recommendations of the Master Plan and supports the historic fabric of the neighborhood and the West of the Boulevard Design Overlay District.

Staff finds that the proposed development supports Objective 15.1a of the Master Plan which states "Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles," and Objective 14.5 which calls for efforts to encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes."

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of four on-site parking spaces and proximity to transit.

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 ordinance.

FINDINGS OF FACT

Site Description

The .185 acre subject property is located midblock on the east side of Roseneath Road between Grove Avenue and Hanover Avenue. Public alleys run along the north and east property lines. Improvements include a single-family and two-family attached dwellings and two garages.

Proposed Use of the Property

The proposed Special Use Permit would authorize the renovation, to include expansion, of an existing two-family attached dwelling. In addition, an existing single-family attached dwelling will be expanded and modified into a two-family attached dwelling. Garage structures in the rear of each property will be demolished and off-street parking will be provided within the former footprint of these structures.

Master Plan

The City's Richmond 300 Master Plan designates the property and neighborhood as Neighborhood Mixed Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval without comment.

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

- (a) The Special Use of the Property shall be as two two-family attached dwellings, substantially as shown on the Plans.
- (b) No fewer than four off-street parking spaces shall be provided for the Special Use to the rear of the Property.
- (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to section 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.
- (d) The height of the Special Use shall not exceed three stories, substantially as shown the Plans.
- (e) 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

All properties surrounding the subject property are also located within the R-6 Single-Family Attached Residential District. Properties in the area are developed with single-family, two-family and multi-family dwellings. The property adjacent to the south contains a synagogue.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Museum District Association and the Fan Area Business Alliance. Staff has received no letters of opposition or support.

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