



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-030: To authorize the special use of the property known as 1919 Wilmington Avenue for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 1, 2021

PETITIONER

Grady Hart

LOCATION

1919 Wilmington Avenue

PURPOSE

To authorize the special use of the property known as 1919 Wilmington Avenue for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit which would allow for a dwelling unit accessory to a single-family dwelling within an R-5 Single-Family Residential District. The proposed use is not currently allowed by the zoning ordinance. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Residential land use category, which includes accessory dwelling units.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of on-site parking spaces.

Staff further finds that the proposed development supports the Master Plan Housing Objectives including Objective 14.5c, which aims to "Update Zoning Ordinance to allow for accessory dwelling units by-right with form-based requirements in all residential zones." (p. 152)

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 property is located in the Rosedale neighborhood on Wilmington Avenue between Rosedale and Lanvale Avenues. The property is currently improved with a 1,673 sq. ft. single family detached dwelling situated on a 7,804 sq. ft. (.18 acre) parcel of land.

Proposed Use of the Property

An accessory dwelling unit, located to the rear of the existing dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

The recommended development style for this use is housing "...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. 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.

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 include single-family houses, accessory dwelling units, and open space.

Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

The density of the proposed development is approximately 11 units per acre.

Zoning and Ordinance Conditions

The current zoning for the property is R-5 Single-Family Residential District. The proposal is not a permitted use within the R-5 District. A Special Use Permit is therefore required. The City's Zoning Administration reviewed the initial application and provided the following comments:

ZONING AND USE:

The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a one-story single-family dwelling with an accessory structure (vinyl shed). This proposal is to create a second dwelling unit on the property located in a newly constructed accessory building in the rear yard. A dwelling unit located in an accessory building is not a permitted use in the R-5 district and a Special Use Permit is required to be adopted by City Council to authorize this use.

R-5 FEATURE REQUIREMENTS:

Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). Not applicable to this review, building located in rear yard.

Side Yards:

Side yards shall be not less than five feet (5'). 5.1' is proposed at the nearest side yard.

Rear yards – not less than five feet (5'). 25.99' is proposed

Lot Coverage

Lot coverage not to exceed thirty-five percent (35%) of the area of the lot. Based on the scale provided approximately a lot coverage of 18.18 % is proposed.

Building Height

Building height not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height. Approximately 15.42' is proposed.

Parking

A total of two (2) dwelling units are proposed.

Refuse

Not requisite to this review.

Signage

Not requisite to this review.

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

3(a) The Special Use of the Property shall be as no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

(d) Elevations, building materials, and site improvements shall be substantially as shown on the Plans. Siding for the Special Use shall consist of cementitious siding or similar material, or vinyl siding at least .04 inches in thickness.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

All surrounding properties are within the R-5 Single-Family Residential District. The area is dominated by primarily single-family dwellings.

Neighborhood Participation

Staff notified the Rosedale Civic Association and area residents and property owners of the proposed Special Use Permit. Staff has not received letters of support or opposition for this application.

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