



CITY OF RICHMOND

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

Ord. No. 2022-211: To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

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

PETITIONER

Baker Development Resources

LOCATION

615 Albemarle Street

PURPOSE

To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a dwelling unit that is accessory to an existing single family attached dwelling. The proposed use was not existing at the effective date of the current ordinance subsection; Section 30-413.3(2) relating to Permitted accessory uses and structures. 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 Neighborhood Mixed-Use land use category including the varied lot sizes and tenure types.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of two off-street parking spaces being provided for the property, as well as the location of the units, which have a walkability score of "70-89" which, according to the City's Richmond 300 Plan, makes the site a "Very walkable". This level of walkability offers alternatives to vehicles and, therefore, may reduce parking demand. (p.113) Transit options are also available in the vicinity.

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 Oregon Hill neighborhood on Albemarle Street between South Pine and Belvidere Streets. The property is currently a 5,756 sq. ft. (.13 acre) parcel of land.

Proposed Use of the Property

The proposed use of the property is a dwelling unit within an accessory building to a single-family attached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Neighborhood Mixed Use which is viewed as "...highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." 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. 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. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. The R-7 zone does not allow newly constructed accessory dwelling units, warranting special use permit approval.

Sec. 30-413.3. Permitted accessory uses and structures.

(2) One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effecting date of the ordinance from which this subsection is derived and which is located on the same lot as a single-family dwelling,...

The proposed accessory dwelling unit is new to the property.

Additional conditions will be imposed by the amended ordinance, including:

3(a) The Special Use of the Property shall be a dwelling unit within an accessory building to a single-family attached dwelling, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements shall be substantially 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.

4(c) (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 adjacent properties are located within the same R-7 District as the subject property. The area is primarily residential, with some neighborhood commercial uses present in the vicinity.

Neighborhood Participation

The City notified the Oregon Hill Neighborhood Association and area residents and property owners about this application. Staff has not received any letters of support or opposition.

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