



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-159 - To authorize the special use of the property known as 2711 East Broad Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2019

PETITIONER

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LOCATION

2711 East Broad Street

PURPOSE

To authorize the special use of the property known as 2711 East Broad Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing a two-story dwelling unit accessory to a single-family dwelling. The 2nd floor includes a loft open to the ground floor making a total of approximately 578 SF of interior floor-space. The property is currently located in the R-6 Single-Family Attached Residential District, which does not permit accessory dwelling units in newly constructed buildings. A special use permit is therefore required.

Staff finds that the proposed use is consistent with the recommendations of the Master Plan and works towards accomplishing the goal of increasing housing choices in the City.

Staff finds that the infill development proposed will not pose an undue burden on availability on-street parking 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.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 7,085 SF (.163 acre) parcel of land currently improved with a single-family dwelling constructed, per tax assessment records, in 1880 and is located in the Church Hill neighborhood of the East Planning District on East Broad Street between North 27th and North 28th Streets. The property is also located within the St. John's Church City Old & Historic District.

Proposed Use of the Property

The applicant is proposing to construct a new, 2-story, 1-bedroom accessory dwelling unit. Two off-street parking spaces

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (City of Richmond, Master Plan, 2009, p.133) The density of the parcel if developed as proposed would be approximately 12 units per acre.

According to the Master Plan, "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)

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

In addition the Plan clearly recommends infill development within the East Planning District "...of like density and use..." as appropriate (p. 166).

Zoning and Ordinance Conditions

The property is currently located in the R-6, Single Family Attached zoning district. Dwelling units located in accessory buildings containing two or more stories are permitted in the R-6 District, however, the accessory building must be existing at the effective date of the subsection of the zoning ordinance (Section 30-412.2(2)).

Development conditions will be imposed on the property if the special use permit is approved, including:

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

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

(d) Two off-street parking spaces shall be provided on the Property.

(e) Secure bicycle storage for no fewer than two bicycles shall be provided on the Property.

(f) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(g) 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

Residential land uses dominate the area, with some commercial and institutional land uses present as well. All surrounding properties are within the same R-6 Single Family Attached Residential District as the subject property.

Neighborhood Participation

The City has received a letter of support for this application from the Church Hill Association.

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