



## CITY OF RICHMOND

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

**Ord. No. 2017-131:** To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 17, 2017

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

2901 Monument Avenue

#### **PURPOSE**

To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of a 0.09 acre (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue.

The applicant is proposing to construct three single-family attached dwellings on a vacant corner lot at 2901 Monument Avenue. The property is located in the R-48 Multi Family Zoning District, which permits single-family attached dwellings. However, the proposed lot area and lot coverage for the dwellings does not meet the minimum requirements of the R-48 District. Therefore, a special use permit is required.

Staff finds that the proposed infill development would be of like density, scale and use as the surrounding neighborhood and would not pose an undue burden on the availability of on-street parking.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of a 0.09 acre (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue.

### **Proposed Use of the Property**

The proposed development of the property will include subdividing the parcel into three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue. Each home will be three stories and between approximately 2,300 to 2,600 square feet. The property is currently surrounded by three- to four-story multi-family buildings on both Monument Avenue and North Colonial Avenue. The proposed density of the development is 33 units per acre, which is within the range of densities of surrounding residential properties.

The proposal includes five dedicated off street parking spaces. Each home will include an enclosed garage; two homes will be provided with a one car garage accessed from North Colonial Avenue while the third home will be provided a two car garage accessed from the alley to the rear of the property. In addition to the one car garage, the middle home will be provided with a surface parking space accessed from the alley.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Multi-family Medium Density (MF-MD) uses which include, "...multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses." Typical zoning classifications that may accommodate this land use category: R-43 and R-48." (City of Richmond, Master Plan, p. 133)

A guiding principle of the plan, relevant to the proposed use of the property, is to provide "...infill development of like density, scale and use...". (Ibid. p. 230)

### **Zoning & Ordinance Conditions**

The property is currently located in the R-48 Multi-family Residential Zoning District. The R-48 district does permit the proposed single-family attached use of the property; however, the proposed lot area and lot coverage does not meet the minimum standards in the R-48 district. The R-48 district requires a minimum of 2,200 square feet of lot area for each single-family attached dwelling and allows a maximum lot coverage of 55%. The proposed lot areas range from just under 1,000 square feet to just over 1,500 square feet. Combined the three lots have a lot coverage of approximately 65%. The plan calls for amenities that provide additional open space for each unit that exceeds the open space requirements. The minimum side yard setback is currently 3 feet. The proposed side yard setbacks range from 3½ feet to 9 feet. The front yard setback will be in line with the property to the west.

Conditions to be imposed by the special use permit include:

-The use of the Property shall be as three single-family attached dwellings, substantially as shown on the Plans.

-Five off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.

-Mechanical units shall be located or screened so as not to be visible from any public right-of-way.

-Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) those signs permitted in the R-48 Multifamily Residential District by section 30-507 of the Code of the City of Richmond (2015), as amended.

-Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

-The height of the Special Use shall not exceed the height as shown on the Plans.

-All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

-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.

-The Owner shall make improvements within the public right-of-way, including new concrete entrances to North Colonial Avenue that match the existing sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Surrounding Area**

Surrounding properties are located in the same R-48 zoning district as the subject property. Multi-family residential land uses surround the subject property, with single- and two-family, office and commercial land uses present in the vicinity.

### **Neighborhood Participation**

Letters of no opposition were received from the Museum District Association and the Monument Avenue Preservation Society.

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