



CITY OF RICHMOND

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

Ord. No. 2022-230: To authorize the special use of the property known as 103 Libbie Avenue for the purpose of a single-family detached dwelling, with driveway access to the street, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 6, 2022

PETITIONER

Robert Benaicha, Representative of the Property Owner

LOCATION

103 Libbie Avenue

PURPOSE

To authorize the special use of the property known as 103 Libbie Avenue for a single-family detached dwelling with driveway access to the street, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-4 Residential (Single-Family) zoning district. According to the Zoning Ordinance, driveways must provide access from an alleyway when an alley is present, rather than access to the street. The applicant requests authorization for driveway access to the street when an alley is available.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area. Many driveways that access the street are present in immediately adjacent properties as well as the larger neighborhood. Many of these driveways are present on the same block that contains alley access.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. On street parking is not facilitated along the portion of Libbie Avenue adjacent to the project site, even though many private owners have created space for parking on their own properties immediately adjacent to the street. The proposed driveway will allow several vehicles to park onsite rather than use ad-hoc 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.

FINDINGS OF FACT

Site Description

The subject property is located on the east side of Libbie Avenue. The existing parcel is 13,300 square feet in size and contains a single-family detached dwelling.

Proposed Use of the Property

The proposed Special Use Permit would authorize a driveway providing access from the street, not currently allowed by the City Code. The property will continue to operate as a single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential which consists of "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Development Style: Houses 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.

Ground Floor: Not applicable

Mobility: 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.

Intensity: 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: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval.

If adopted, the Special Use Permit would impose the following condition on the property:

- (a) The Special Use of the Property shall be for the purpose of a single-family detached dwelling with driveway access to the street, substantially as shown on the Plans.

Surrounding Area

All properties surrounding the subject property are located within the same R-4 Residential Residential (Single-Family) District as the subject property and largely contain residential uses.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Westhampton Citizens Association. Staff has not received any communication regarding this project.

Staff Contact: Ray Roakes, Associate Planner, Land Use Administration, 804-646-5467