



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-204: To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2018-304, adopted Jan. 14, 2019, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards, as they pertain to Map Section A- 1 of the Northern Portion of the Plan, to allow for an accessory dwelling unit on the property known as 3417 Stony Point Road.

CPCR.2021.121: Final Community Unit Plan Amendment approval for an accessory dwelling unit (3417 Stony Point Road) Resolution of the Richmond City Planning Commission Approving an Amendment to the Stony Point Preliminary Community Unit Plan and a Final Plan Amendment, for an Accessory Dwelling Unit at 3417 Stony Point Road

To: City Planning Commission
From: Land Use Administration
Date: August 16, 2021

PETITIONER

Mark J. Kronenthal, Esq.

LOCATION

3417 Stony Point Road

PURPOSE

To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2018-304, adopted Jan. 14, 2019, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards, as they pertain to Map Section A- 1 of the Northern Portion of the Plan, to allow for an accessory dwelling unit on the property known as 3417 Stony Point Road.

SUMMARY & RECOMMENDATION

The applicant is requesting an amendment the Stony Point Community Unit Plan, Map Section A-1 of the Northern Portion of the Plan. Map Section A-1 does not currently allow accessory dwelling units and restricts the height of accessory buildings to twenty feet (20’). The applicant is seeking an amendment to allow for the construction of an accessory dwelling unit at 3417 Stony Point Road, with a building height of up to twenty-five feet (25’).

Staff finds that the proposed accessory dwelling unit is consistent with the use and density recommendations of Richmond 300. The recommended land use is Residential. The proposed accessory dwelling unit is a primary use of the land use designation. The general residential density recommended for the Residential land use designation is 2 to 10 housing units per acre. The proposed residential density is 6 housing units per acre. Staff also finds that the design of the accessory dwelling unit complements the main house, and is also located behind and at a lower elevation than the main house, making it minimally visible from the street.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Community Unit Plans, 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 Preliminary and Final Community Unit Plan Amendment request.

FINDINGS OF FACT

Site Description

The subject property is approximately 20,400 square feet (0.47 acres) and is located within the Chestnut Oaks neighborhood. It one of four single family properties that comprise Map Section A-1 of the Stony Point Community Unit Plan (Northern Portion) and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2018-304). The property is improved with a single-family detached dwelling that was recently constructed.

Proposed Use of the Property

The proposed Preliminary Community Unit Plan Amendment is for an accessory dwelling unit located within an accessory building with a height of up to twenty-five feet (25').

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a 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.

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 from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. Residential density of 2 to 10 housing units per acre.

Zoning and Ordinance Conditions

The Property is currently located within the R-2 Single-Family Residential District and Map Section A-1 of the Stony Point Community Unit Plan (Northern Portion). A Preliminary Community Unit Plan amendment is necessary because accessory dwellings are not permitted accessory uses in Map Section A-1 of the Stony Point Community Unit Plan (Northern Portion). Additionally, the Community Unit Plan Amendment would allow for the accessory building to have a building height of up to twenty-five feet (25').

If adopted, performance standards within Section A-1 of the Stony Point Community Unit Plan (Northern Portion) would be modified as follows:

(2) Development Standards for Single-family Detached Housing (Parcel B and the Development Plan dated October 22, 2014- Map Section "A-1"):

(b) Single-family detached dwellings within Map Section A-1 shall conform to the requirements of the R-1 Single-Family Residential District as set forth in Chapter [444] 30 of the City Code, provided that one accessory building located on the property known as 3417 Stony Point Road and identified as Tax Parcel No. C001-0757/056 in the 2021 records of the City Assessor may be up to 25 feet in height and provided that maximum density, the general configuration of lots, and the 50-foot buffer shall be as shown on the Development Plan dated October 22, 2014, and the plans entitled "A Resubdivision of Lot 3 of Chestnut Oaks, Stony Point CUP Map Section A-1, City of Richmond, Virginia".

(c) One accessory dwelling unit, accessory to a single-family dwelling, is permitted within Map Section A-1 on the property known as 3417 Stony Point Road and identified as Tax Parcel No. C001-0757/056 in the 2021 records of the City Assessor. The location, size, materials, and height of the accessory dwelling unit must be in substantial compliance with the plans entitled "Saunders Garage-Job 1908," prepared by Jerome Jackson, and dated February 11, 2021, and "Plot Plan of Lot 1, Block A, Section 2, Chesnut Oaks, a Resubdivision of Lot 3, Block A, Chesnut Oaks and a Portion of Reserved Stony Point Green, Stony Point CUP Map Section A – 1, City of Richmond, Virginia," prepared by Lewis & Associates, P.C., dated April 16, 2018, and last revised March 4, 2020, copies of which are attached to and made a part of this amendatory ordinance. The accessory dwelling unit must conform to the yard requirements of the R-1 Single-Family Residential District as set forth in Chapter 30 of the City Code of the City of Richmond (2020), as amended.

Surrounding Area

Properties to the east, north and south of the subject property are also located within the Stony Point Community Unit Plan. Properties to the west are located in the R-2 Single Family Residential Zoning District.

Single family residential uses are located to the east, west and south, and the Sabot School is located to the north.

Neighborhood Participation

Staff notified area residents, property owners, the Fernleigh Association and the Cherokee Area Neighbors. Staff received a letter of support from the Cherokee Area Neighbors.

Staff Contact: Richard Saunders Senior Planner, PDR, Land Use Administration, 804-646-5648