



# CITY OF RICHMOND

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

**Ord. No. 2021-324:** To authorize the special use of the property known as 302 Clovelly Road for the purpose of one lodging unit accessory to a single-family dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 6, 2021

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### **PETITIONER**

George Wheeler & Lucrezia Wheeler Leisinger

### **LOCATION**

302 Clovelly Road

### **PURPOSE**

To authorize the special use of the property known as 302 Clovelly Road for the purpose of one lodging unit accessory to a single-family dwelling, upon certain terms and conditions.

### **SUMMARY & RECOMMENDATION**

The applicant is requesting to use a building that is currently under construction as a lodging unit accessory to a single-family dwelling. While the accessory building meets the height, yard, and open space requirements of the R-1 Single-Family Residential District, the lodging unit use is not permitted.

Staff finds that the proposed lodging unit is consistent with the recommendations of Richmond 300. The property has a land use designation of Residential. The lodging unit serves as an extension of the single-family house as a place for guests to sleep. The ordinance does not allow for renting out the lodging unit separately from the main house. The building is located behind the attached garage and will not be visible from the street. The building finishes include horizontal wood siding and a metal roof.

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 subject property consists of a single parcel of land that has a lot area of 31,225 square feet (0.717 acres) and is currently improved with one two-story single-family detached dwelling that has a floor area of approximately 4,000 square feet. An accessory building is currently under construction beside the existing swimming pool, which is where the lodging unit will be located if approved.

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

The proposed Special Use Permit would authorize a lodging unit within a building that is accessory to a single-family dwelling.

### **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 acres. Lot sizes generally range up to 5,000 to 20,000+ square feet. General 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, institutional, and cultural. Secondary uses may be found along major streets.

### **Zoning and Ordinance Conditions**

The subject property is located within the R-1 Single Family Residential District. A permit has already been issued to construct an accessory building, however the applicant would like to use the accessory building as a lodging unit, which is not permitted in the R-1 District.

If adopted the special use permit ordinance would impose the following conditions on the property:

- (a) The Special Use of the Property shall be as one lodging unit accessory to a single-family dwelling, substantially as shown on the Plans.

- (b) The lodging unit shall not be rented for compensation separately from the main house.
- (c) All building materials 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.

**Affordability**

The lodging unit will not be rented for compensation.

**Surrounding Area**

The property is located in the Windsor Farms neighborhood, which consists of single-family houses on large lots.

**Neighborhood Participation**

Staff notified area residents and property owners, as well as the Windsor Farms Association and the Westhampton Citizens Association. Staff has received a letter of support from a neighbor who lives nearby.

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