



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-367: To authorize the special use of the property known as 1000 Westover Hills Boulevard for the purpose of a residential use containing up to six dormitory-style units with shared sanitation facilities accessory to a church, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 18, 2022

PETITIONER

Drew Nagy, Westover Baptist Church

LOCATION

1000 Westover Hills Boulevard

PURPOSE

To authorize the special use of the property known as 1000 Westover Hills Boulevard for the purpose of a residential use containing up to six dormitory-style units with shared sanitation facilities accessory to a church, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to obtain a special use permit in order to use the second floor of the educational wing for Westover Baptist Church as a dormitory-style residence that could accommodate up to six individuals. The residential use would be accessory to the church, as the residents would be church members who seek to live in an intentional community while working for the church. Residents would each have his or her own bedroom, and would share living, eating and sanitation facilities. The proposed use is considered a “lodginghouse” per the zoning ordinance and is not permitted in the R-5 Single-Family Residential District.

Staff finds that the proposed residential use is consistent with the recommendations of Richmond 300. The property has a land use designation of Residential. Small multifamily (3-10 units) dwelling uses are recommended along major streets, and the portion of Westover Hills Boulevard that abuts the property is designated as a “Major Mixed-Use Street.” The small number of residents (6) would be similar to a small multi-family building. The residential use would be accessory to the church and would not create a significant increase in traffic or congestion. The property is also within the Westover Hills Neighborhood Node, which is envisioned to continue to develop into an area where services and commercial uses are within walking distances of residential uses. The additional residents will help contribute to increased demand for local businesses.

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 consists of a single parcel of land that contains a lot area of 127,935 square feet (2.937 acres) and is improved with a church sanctuary and Sunday school building in addition to an accessory parking area. The property is within the Forest View neighborhood and encompasses an entire block bounded by Westover Hills Boulevard, Clarence Street, W 49th Street, and Reedy Avenue.

Proposed Use of the Property

The proposed Special Use Permit would allow for the second floor of the educational wing of the church to be converted into six dormitory-style units with shared sanitation, living, and cooking facilities.

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. 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.

The subject property also falls within the "Westover Hills Neighborhood Node." This area is envisioned to have a village like quality with small retail, services, and restaurant offices that serve primarily the surrounding neighborhood, but dose also attract outside visitors. Over the next twenty years, the node could be enhanced by 1) discouraging a suburban development pattern

(where buildings are pushed back with parking in front of them) and encouraging urban form with buildings that are closer to the street with parking located in the rear in shared lots, and 2) utilizing a Complete Streets approach to street design to ensure pedestrians, bicyclists, and transit users are adequately and safely accommodated in the public rights of way.

Zoning and Ordinance Conditions

The property is located in an R-5 Single-Family Residential District. The proposed arrangement of the residential use is considered a “lodginghouse” per the zoning ordinance, which is not permitted in the R-5 District.

The special use would be conditioned upon the following:

- (a) The Special Use of the Property shall be as a residential use containing up to six dormitory-style units with shared sanitation facilities accessory to a church, substantially as shown on the Plans.
- (b) No more than six individuals shall reside on the Property.
- (c) No parking shall be required for the Special Use.

Affordability

Residents would not be charged rent. They would be required to work a certain number of hours per week at the church and attend daily prayer meetings.

Surrounding Area

Properties to the east, west and south are also located within the R-5 Single-Family Residential District, whereas properties to the north are located within the B-2 Community Business District. Properties to the east, west and south are predominantly single-family residential, however there is a mixed-use building approved for a lot directly to the east. Commercial uses are located to the north along Westover Hill Boulevard.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Forest View Civic Association. Staff has not received any letters of support or opposition.

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