



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-023: To authorize the special use of the property known as 2501 Berwyn Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 22, 2022

PETITIONER

Gulnora Kamalovna

LOCATION

2501 Berwyn Street

PURPOSE

To authorize the special use of the property known as 2501 Berwyn Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to allow for a reduced front-yard depth for a single-family dwelling that has been constructed within an R-5 Single-family residential district. The R-5 requires a front yard depth of not less than 25 feet. The proposed front yard is 23.3 feet. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Residential category. There are similar front-yard depths present directly across Berwyn Street and in the general vicinity.

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 request.

FINDINGS OF FACT

Site Description

The property consists of approximately 6,828 SF, or .15 acres, improved with a 1,400 SF, single-family detached dwelling. The property is located in the Jeff Davis Neighborhood between Drake Street and Yorktown Avenue.

Proposed Use of the Property

Single-family detached dwelling

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

The development style includes "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. 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 (p. 54)

The density of the proposed development is approximately 4 units per acre.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 (Single Family Residential). The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-410.5(1). – Yards

(1) Front yard. There shall be a front yard with a depth of not less than 25 feet.

This special use permit is conditioned on the following special terms and conditions:

3(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials and elevations 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.

4(c) 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.

Surrounding Area

Surrounding properties are located in the same R-5 district as the property in question with some R-53 Multi-family Residential directly to the north of the property. Single-family and multi-family residential are the predominant land uses in the vicinity.

Neighborhood Participation

Staff notified the Bellemeade and the Richmond Highway Neighborhood Civic Associations about this application. Staff has not received any letters of support or opposition from the Associations or nearby residents.

Staff Contact: Jonathan Brown, PDR, Land Use Administration, 804-646-5734