



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-164: To authorize the special use of the property known as 1504 Park Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 21, 2022

PETITIONER

Robert Trostli

LOCATION

1504 Park Avenue

PURPOSE

To authorize the special use of the property known as 1504 Park Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal would allow for an expansion of a sunroom on an existing single-family attached dwelling. The proposed expansion exceeds the maximum lot coverage requirements of Section 30 412.6 of the City's Zoning Ordinance. 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 Neighborhood Mixed Use Category. The site design, height, and complementary nature of its architecture, all align well with the aforementioned Master Plan category. (p. 56)

Staff also finds that the proposed changes will not produce any changes in on-street parking demand as the tenure and number of units on the property will remain unchanged.

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 is located in the Fan neighborhood on 1504 Park Avenue in the City's Fan Neighborhood. The property is currently a 1,481 sq. ft. (.03 acre) parcel of land and is improved

with a 1,718 sq. ft. single-family attached dwelling constructed, per tax assessment records, in 1910.

Proposed Use of the Property

The application calls for adding a sunroom to an existing single-family dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." : These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-family attached residential. In response to the SUP request for the above-referenced property, Zoning Administration offers the following comments:

Zoning and Use:

The subject property is zoned R-6 Single-Family Attached Residential district. This proposal is to permit a single-story addition in the rear of the house.

Feature Requirements:

Lot coverage in the R-6 Single-Family Attached Residential District shall not exceed 55 percent of the area of the lot. The proposed addition will exceed the maximum lot coverage. Rear and side yard requirements are met for the R-6 District.

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 attached dwelling, substantially as shown on the Plans.

(b) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(c) Elevations, building materials, and site improvements 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

Adjacent and nearby properties are generally the same R-6 Single Family Attached Residential zone. The surrounding land uses include primarily residential with some commercial and institutional uses present in the vicinity.

Affordability

Not applicable.

Neighborhood Participation

Staff notified area residents and property owners and the Fan District Association of the proposed Special Use Permit. Adjacent property owners have indicated support of this proposal.

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