



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-296: To authorize the special use of the property known as 3401 Monument Avenue for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 7, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3401 Monument Avenue

PURPOSE

To authorize the special use of the property known as 3401 Monument Avenue for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal would adapt an existing garage into a dwelling unit that will be accessory to an existing two-family dwelling. While accessory dwellings are permitted within the R-6 zoning district, they must exist at or prior to the adoption of section 30-412.2(2), and they must be a minimum of two stories. 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 land use designation and the Major Mixed-Use Street designation of Monument Avenue, both of which recommend a mix of housing types.

Staff also finds that the proposed development supports Objective 15.1a, which states "Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles" The proposed units located in close proximity to existing GRTC green line bus network and are in walking distance to the Pulse, Bus Rapid Transit Corridor on Broad Street. (159)

Staff further finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of two off-street parking spaces on the property.

Staff also finds that the proposed development supports Objective 14.5c, which states "Update Zoning Ordinance to allow for accessory dwelling units by-right with form-based requirements in all residential zones." (152)

Staff also finds that the proposed development meets the applicable regulations of the West of the Boulevard Design Overlay District.

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 surrounding area.

Therefore staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is located in the Museum District neighborhood on Monument Avenue, between Tilden Street and Roseneath Road. The property is currently a 7,840 sq. ft. (.18 acre) parcel of land with a 2-story dwelling and a 460 sq. ft. detached garage, constructed, per tax assessment records, in 1948.

Proposed Use of the Property

The application calls for the detached garage to be converted into an accessory dwelling unit, with off-street parking.

Master Plan

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

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 property fronts on Monument Avenue, which is designated by the master plan as a Major Mixed-Use Street. Major Mixed-Use Streets have the following characteristics:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street

- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Attached Residential District. The following conditions of the proposed development do not comply with the current zoning regulations:

Section 30-412.2(2). Permitted accessory uses and structures

One dwelling unit located in an accessory building, containing two or more stories, which is existing at the effective date of the ordinance from which this subsection is derived, and which is located on the same lot as a single-family dwelling

The accessory dwelling unit is only one-story and is accessory to a two-family dwelling.

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

The Special Use of the Property shall be as a dwelling unit within an accessory building to a two-family dwelling, substantially as shown on the Plans.

The height of the accessory dwelling unit shall not exceed one story, substantially as shown on the Plans.

No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable design guidelines of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.

All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

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, substantially as shown on the Plans.

Surrounding Area

The property is located within a large, R-6 district with a mix of housing types including single-two- and small multi-family buildings in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Museum District Association of the proposed Special Use Permit. Staff has received correspondence from nearby residents in opposition to this application.

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