November 7, 2022 City Planning Commission

ORDINANCE 2022-296 3401 Monument Avenue

SPECIAL USE PERMIT





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.





EXISTING LAND USES:

Single Family

Duplex

Multi-family

Vacant

Commercial

Public Open Space





PURPOSE & SUMMARY:

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

• Existing R-6 Single-Family Attached Residential



Source: Shadrach & Associates



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

Neighborhood Mixed Use: "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"

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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.





RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

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 mixeduse 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





RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

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





EXISTING ZONING: R-6 Single Family Attached Residential

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 onestory and is accessory to a two-family dwelling.





Neighborhood Context: Walkscore: 70-89, "Very Walkable"



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. The MDA provided a letter of no opposition.

Surrounding Area

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



ORDINANCE 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.



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 area involved.

Therefore, staff recommends approval of the Special Use Permit request.







