CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

Ord. No. 2022-337: To authorize the special use of the property known as 3015 Midlothian Turnpike for the purpose of a single-family dwelling, upon certain terms and conditions. (5th District)

To:	City Planning Commission
From:	Land Use Administration
Date:	December 5, 2022

PETITIONER
Hanna Homes, LLC

LOCATION
3015 Midlothian

PURPOSE
To authorize the special use of the property known as 3015 Midlothian Turnpike for the purpose of a single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION
The property is located in the R-5 Single-Family Residential District. The new single-family dwelling constructed on the property is a permitted use. However, due to a surveyor error the dwelling encroaches into the required side yard on the east side. Therefore a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and neighborhood.

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 special 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 .092 acre subject property located on the northeastern corner of Midlothian Turnpike and West Broad Rock Road. The development plan called for the house to be centered on the property between side yards each five feet in width. However, due to a field error by the contracted surveyor the southeast corner of

the dwelling is located 4.42’ from the eastern property line and the southwest corner located 6.29’ from the western property line

Proposed Use of the Property
The single-family dwelling constructed on the site is a permitted use authorized. However, a portion of the structure encroaches into the side yard setback.

Master Plan
The City’s Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

Ground Floor: Not applicable.

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 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.

Zoning and Ordinance Conditions
The property is located in the R-5 Single-Family Residential District where side yard setbacks for primary dwellings are 5 feet. The newly constructed dwelling encroaches in this setback. Therefore a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

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

(b) No less than one off-street parking space shall be provided on the Property.

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

Surrounding Area
The surrounding neighborhood is in the R-5 Single-Family District and contains single-family dwellings.

Neighborhood Participation
Staff notified area residents and property owners and the Swansboro Neighborhood Association. No comments of opposition or support have been received.

Staff Contact: David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036