



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2022-371: To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2022

PETITIONER

Will Gillette and Mark Baker, Representative of the Property Owner

LOCATION

3617 Montrose Avenue

PURPOSE

To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-4 - Residential (Single Family) zoning district. Single-family detached dwellings are permitted uses in this district. However, accessory dwelling units are not permitted.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area and with the City's Master Plan land use recommendation that includes Accessory Dwelling Units.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. A paved parking area will be provided to the rear of the proposed structure with access off of the alley.

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.

FINDINGS OF FACT

Site Description

The property is located in the Ginter Park neighborhood at 3617 Montrose Avenue, between Henrico Boulevard and Walton Avenue. The property is 9000 sq.ft. (0.207 acres) in size and

currently consists of a single family detached dwelling. The application requests to allow an accessory dwelling.

Proposed Use of the Property

The proposed Special Use Permit would authorize the construction of a new accessory building to the rear of the property. The second floor of the accessory structure would be considered a dwelling unit as defined in the City Code. Off street parking will be provided to the rear of the proposed structure with access from the alley. The rear setback of the proposed structure will be greater than others in the vicinity to facilitate the construction of the parking area. The proposed architecture of the accessory structure will be similar to others located in the vicinity.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential which consists consisting 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 buildings.

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

Zoning Administration reviewed this request and recommended approval with the following comments: "*R-4 district. ADU not allowed in the district, therefore SUP required. Max height for accessory building is 20' max.*"

If adopted, the Special Use Permit would impose conditions on the property, including:

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

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

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

All properties surrounding the subject property are located within the same R-4 Residential (Single-Family) District as the subject property and largely contain residential uses. The property is located roughly one block south of Laburnum Avenue, which includes GRTC bus service.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Ginter Park Residents Association. A letter of support has been received.

Staff Contact: Ray Roakes, Planner, Land Use Administration, 804-646-5467