



CITY OF RICHMOND

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

Ord. No. 2023-064: To authorize the special use of the property known as 201 West Blake Lane, for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 20, 2023

PETITIONER

Will Gillette / Mark Baker, Baker Development Resources

LOCATION

201 West Blake Lane

PURPOSE

To authorize the special use of the property known as 201 West Blake Lane for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential District. Single-family detached dwellings are permitted uses in this district. However, not all of requirements of the zoning district can be met. Single-family detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet. The proposed lot area for each new lot is 2,542.5 square feet and the proposed lot width for each lot is 22.5 feet. Both lot area and lot width requirements are not met, therefore a Special Use Permit is required.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area and with the recommendations of the Richmond 300 Master Plan pertaining to housing types within the Residential land use category, including the recommendation for single-family dwellings as a primary use.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. A parking area will be provided to the rear of each proposed dwelling 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 Reedy Creek neighborhood at 201 West Blake Lane, between Beattie Street and Forest Hill Avenue. The property is currently 5085 sq. ft. (0.117 acre) in size.

Proposed Use of the Property

The proposed Special Use Permit would authorize the development of the property into two lots that do not meet the lot size or lot width requirements of the R-5 Single-Family Residential zoning district. Off-street parking will be provided to the rear of the proposed dwellings with access from the alley. The front setback of the proposed dwellings will be similar to others in the vicinity. The proposed lot size will also be similar to other properties in the vicinity.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential, which are "Neighborhoods 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: *"This proposal is to authorize the construction of two single-family detached dwellings. Please be advised of the following zoning regulations are not met by the proposal, warranting special use permit approval:*

- *The subject property is zoned R-5 Single-Family Residential district. Single-family detached dwellings are a permitted principal use in the R-5 zoning district. Single-family detached dwellings shall be located on lots of not less than 6,000 square feet in area with*

*a width of not less than 50 feet. **Proposed lot area for each new lot: 2,542.5 square feet. Proposed lot width for each lot: 22.5'. Both lot area and lot width requirements are not met.***

- *Side yard setbacks of five feet (5') are required. **3.25' side yard setbacks are proposed for both lots.***

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

- (a) *The Special Use of the Property shall be two single-family detached dwellings, substantially as shown on the Plans.*
- (b) *No less than one off-street parking space shall be provided per dwelling unit, substantially as shown on the Plans. (plat)*
- (c) *All building materials, elevations, 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.*
- (e) *Prior to the issuance of a building permit for the send newly constructed dwelling, the establishment of two residential lots on the Property, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.*

Surrounding Area

Adjacent properties are zoned the same R-5 Single-Family Residential zone and surrounding land uses include single-family detached dwellings.

Neighborhood Participation

Staff notified area residents and property owners.

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