



CITY OF RICHMOND

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

Ord. No. 2023-107: To authorize the special use of the property known as 2113 North 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: April 17, 2023

PETITIONER

Baker Development Resources

LOCATION

2113 North Avenue

PURPOSE

To authorize the special use of the property known as 2113 North 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 applicant is requesting a Special Use Permit to authorize the construction of a new two-story dwelling unit, which is to be accessory to an existing single-family detached dwelling, within an R-6 Single-Family Attached Residential District. Accessory dwelling units must be constructed by the date in which Section 30-412.2 of the Zoning Ordinance was passed, which was June of 1995. A Special Use Permit is therefore required.

Staff finds that based upon the City's adopted Richmond 300 Master Plan for this area, the proposed use aligns with the recommended housing types for the Residential category. Accessory dwelling units are also an appropriate use due to the walking proximity to future commercial uses near this portion of North Avenue.

Staff finds that the property is located on a designated Major Mixed-Use Street as well as within a micro-node. Both of these designations support higher densities and residential types, such as accessory dwelling units that may support future, small-scale, neighborhood commercial uses.

Staff further finds that the proposed use will not place an undue burden on the availability of on-street parking as the proposed design includes one off-street parking space as well as on-street parking opportunities for future residents.

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.

FINDINGS OF FACT

Site Description

The property is located in the Southern Barton Heights neighborhood at the corner of North Avenue and East Battery Street. The property is currently a 7,200 sq. ft. (.16 acre) parcel of land. The property is improved with a two-story, single-family detached dwelling constructed, per city records, in 1925. The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent properties are located primarily within the same R-6 Zone. The area is generally single-family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity. The proposed density of the parcel is 2 units upon 0.16 acres, or 12.5 units per acre.

Proposed Use of the Property

The application is for a single-family detached dwelling with and 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, which is defined as a "Neighborhood 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.

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.

The property is on a designated Great Street with a street typology of "Major Mixed-Use Street". These streets:

- 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.

The property is located within a designated Micro-Node which is defined as “A notable place in a neighborhood that provides goods and services primarily to the immediate residents but may also attract visitors.”

Zoning and Ordinance Conditions

The subject property is zoned R-6 Single-Family Attached Residential. Newly created accessory dwelling units are not a permitted use within the R-6 zone. Additional conditions will be imposed by the amended ordinance, including:

- 3(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 one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 4(c) 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.

Surrounding Area

The surrounding land uses include primarily residential.

Neighborhood Participation

The City informed the Southern Barton Heights Community Association of the application. To this date, staff has not received any correspondence from the Association or from individual residents.

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