



CITY OF RICHMOND

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

Ord. No. 2023-106: To authorize the special use of the property known as 3019 Moss Side 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

Noah Kester

LOCATION

3019 Moss Side Avenue

PURPOSE

To authorize the special use of the property known as 3019 Moss Side 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 which would allow for an accessory dwelling unit within an existing garage, with off street parking, within an R-6 Single-family Attached Residential District. New accessory dwellings are not a permitted use within the R-6 District. A Special Use Permit is therefore required.

Staff finds that based upon the City's adopted Richmond 300 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 commercial uses along West Brookland Park Boulevard.

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 two off-street parking spaces 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 Ginter Park Terrace neighborhood on Moss Side Avenue between West Ladies Mile Road and West Brookland Park Boulevard. The property is currently a 7,250 sq. ft. (.16 acre) vacant parcel of land. 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."

The proposed density of the parcel is 2 units upon .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.

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 more than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed one story, 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.

Affordability

The median household income for the Richmond region is currently \$71,223 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden. No pricing information has been provided by the applicant.

**(U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates)*

*** (Based upon VHDA fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

Surrounding Area

The surrounding land uses include primarily residential with some institutional and commercial uses along West Brookland Park Boulevard.

Neighborhood Participation

Staff informed area residents and property owners, and the Ginter Park Terrace Association of the application. To this date, staff has not received any correspondence from the Association or from individual residents.

Staff Contact: Jonathan Brown, PDR, Land Use Division, 804-646-5734