



CITY OF RICHMOND

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

Ord. No. 2023-138: To authorize the special use of the property known as 6 Dundee Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 15, 2023

PETITIONER

John Anderson

LOCATION

6 Dundee Avenue

PURPOSE

To authorize the special use of the property known as 6 Dundee Avenue for the purpose of a two-family detached dwelling and a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. Single-family detached dwellings are permitted uses in this district. However, not all of requirements of the zoning district can be met. The required lot size minimum is 6,000 square feet, while the lot division will result in two lots that are each approximately 3,750 square feet in area. The required minimum lot width for single-family detached dwelling is 50 feet, while the proposed lot division will create two lots that are 30 feet in width. 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 City's 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. Two parking spaces will be provided to the rear of the properties 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 subject property is located on the west side of Dundee Avenue, between Midlothian Turnpike and Moody Avenue. The existing parcel contains one single-family detached dwelling and is currently 7,500 square feet. After subdivision, the two new parcels will each be approximately 3,250 square feet. The existing parcel measures 60 feet in width and 125 feet in depth. The two new parcels will each measure 30 feet in width.

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 of the R-5 Single-Family Residential District. A single-family dwelling will be built on the newly created parcel. Off street parking will be provided to the rear dwellings with access from the alley. The front setback of the proposed dwelling will match the existing house and 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 use, which consists 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.

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:

- Applicant requests a lot split in order to build a new SFD.
- R-5 district requirements will not be met: Lot area of 6,000 sq.ft. is required with a width of 50'.
- Post split, the lot area is proposed to be 3,750 sq.ft. with a width of 30'.
- Sec. 30-410.5. Yard regulations in the R-5 Single-Family Residential District to be considered:
 - Front yard. Minimum of 25 feet required (or as determined by the front yard setback of the main buildings on adjacent properties within 100") (Appear to match adjacent lot six, although setback is not denoted. a Minimum front yard setback of 19.94' is required)
 - Side yards. A minimum of five feet in width is required. (Met 7.5' proposed)
 - Rear yard. A minimum of five feet in depth is required.
- Sec. 30-410.6. Lot coverage a maximum of 35 percent of the area of the lot is required, 23% proposed.
- Sec. 30-410.7. Height- A maximum of 35 feet in height is required.
- One rear, off street parking space is required for each dwelling.
- A final subdivision is not required. Property has been in the same configuration since 1947.

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

- The Special Use of the Property shall be as one two-family detached dwelling and one single-family detached dwelling, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories.
- No fewer than four parking spaces shall be provided on the Property, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the division of the Property into two lots, 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

All properties surrounding the subject property are located within the same R-5 Single-Family Residential District as the subject property and largely contain residential uses.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Swansboro West – Hull Street/Midlothian Civic Association. No correspondence has been received.

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