



## CITY OF RICHMOND

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

**Ord. No. 2023-228:** To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** August 21, 2023

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#### **PETITIONER**

Randolph Homes LLC represented by Baker Development Resources

#### **LOCATION**

2216 Keswick Avenue

#### **PURPOSE**

To authorize the special use of the property known as 2216 Keswick Avenue 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 zoning district. The current use of the property is as a single-family dwelling and a former commercial structure. The proposal calls for subdividing the property and renovating the former commercial structure for use as a single-family dwelling. The proposed lots cannot meet the lot feature requirements of the zoning district. Therefore, a Special Use Permit is requested.

Staff finds that the proposed use is consistent with the historic pattern of the development in the area, which is primarily single-family detached dwellings with accessory structures on individual lots. Staff also finds the proposal in conformance with the Richmond 300 Master Plan recommendation for residential uses and that the proposed subdivision and addition of a single-family dwelling will not adversely impact the neighborhood.

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The 5,963 square foot subject property is located on a triangular lot at the intersection of Harwood Street and Keswick Avenue. The wider section of the property contains a 1,306 square foot

single-family dwelling. The area closer to the intersection contains a 1,300 square foot masonry building formally used for commercial purposes. One off-street parking space is provided.

### **Proposed Use of the Property**

Two single-family detached dwellings.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as 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.

### **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, duplexes, 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 Administration Comments and Ordinance Conditions**

The zoning administration team offered the following comments on this request:

*The property is in the R-5 Single-Family Residential District. SUP 2014-194 was applied for the property that would authorize a single-family dwelling and a take-out restaurant on the property but was denied by the City Council on September 8, 2014. There are two buildings on the property; a vacant commercial shell and a single-family detached dwelling. The proposal is to split the lots to provide one building on each lot, and to renovate the vacant commercial shell building to a single-family detached dwelling. Single-family detached dwellings are permitted in the R-5 district.*

### **R-5 Feature Requirements:**

*Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet (SF) in area with a width of not less than 50 feet. The proposed lot area for 2214 Keswick Ave is 3,037 SF with a lot width of ~39.25'; the*

*lot area and width requirements are not met for this lot. The proposed lot area for 2216 Keswick Ave is 5,963 SF with a lot width of ~55.53'; the lot width requirement is met, but the lot area requirement is not met for this lot. The required front yard in this district is 25'. The existing front yard for 2214 Keswick Ave is 11.7'; this requirement is nonconforming. There is no front yard provided for 2216 Keswick Ave, because the existing building encroaches on the Keswick Ave right-of-way by 1.3' and the Harwood St right-of-way by 1.1'; this requirement is nonconforming. The required side yards in this district are 5'. The existing left side yard for 2214 Keswick Ave is 3.7'; this requirement is nonconforming. The proposed right side yard for 2214 Keswick is 6.5'; this requirement is met. The proposed side yard for 2216 Keswick Ave is 11.8'; this requirement is met. The required rear yard in this district is 5'. The provided rear yard for 2214 Keswick Ave is 15.8'; this requirement is met. There is no rear yard for 2216 Keswick Ave because the Keswick Ave and Harwood St frontages are both front yards. 2216 Keswick Avenue – Zoning Comments (SUP-123057-2022) 2 of 2. The maximum lot coverage permitted is 35% of the area of the lot. The proposed lot coverage for 2214 Keswick Ave is ~36%; this requirement is not met. The proposed lot coverage for 2216 Keswick Ave is ~21%; this requirement is met.*

The special use permit ordinance will impose development conditions on the property, including:

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- One off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
- All building elevations shall be 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 a building permit for the Special Use, the establishment of two residential 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**

The surrounding land uses are primarily developed with single-family and two-family detached dwellings.

### **Neighborhood Participation**

Staff notified area residents, property owners, the Oak Grove Civic Association, and the Bellemeade Civic Association. Staff has received one letter of support, and no letters of opposition to date regarding the proposal.

**Staff Contact:** David Watson, PDR, Land Use Division, 804-646-1036