



CITY OF RICHMOND

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

Ord. No. 2023-205: To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions.

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

PETITIONER

Carmen Foster, property owner

LOCATION

2401 Rosewood Avenue

PURPOSE

To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to allow for a single-family dwelling and accessory building within an R-6 Single-Family Attached Residential district. Recent additions to the dwelling and the garage did not meet setback requirements within the R-6 District.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area.

Staff finds that the proposal is generally consistent with the recommendations of the City's Master Plan pertaining to housing types within Neighborhood Mixed Use land use category including the recommendation for residential as a primary use and the suggested Development Style that states "These areas feature a variety of building types that are close to one another and create a unified street wall."

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 at 2401 Rosewood Avenue, in the Byrd Park between South Stafford Avenue and South Davis Avenue. The property currently consists of an existing Single-Family Dwelling on roughly 2,970 square feet (0.068 acre) of land. The application is to permit a recently constructed addition to both the existing dwelling and existing garage.

Proposed Use of the Property

The application is to permit recently constructed additions to both the existing dwelling and existing garage. Both additions do not meet the setback requirements.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Development Style:

These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor:

Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility:

Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity:

Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The recently constructed additions are both located in the required side yards. The Special Use Permit is being requested to allow the existing additions, as built.

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

The Special Use of the Property shall be as a single-family detached dwelling and accessory building, substantially as shown on the Plans.

All building materials, elevations, and site improvements 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.

Surrounding Area

The parcels surrounding the subject property are primarily located within the same R-6 Single-Family Attached Residential district and include primarily residential uses. Byrd Park is located roughly one block to the west.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Byrd Park Civic League.

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