



## CITY OF RICHMOND

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

**Ord. No. 2022-284:** To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 16, 2023

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#### **PETITIONER**

James Fraser, represented by Baker Development Services

#### **LOCATION**

6426 Three Chopt Road

#### **PURPOSE**

To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-1 Single Residential zoning district and single-family dwellings with accessory structures are permitted uses in this district. However, accessory structures are not allowed in the front yard. As the proposal calls for an accessory structure in the front yard, a special use permit is requested.

Staff finds that the development of the property is generally consistent with the recommendations of the Richmond 300 master plan, which designates the property for Residential land use. Within this designation, a garage that is accessory to a single-family detached dwelling is an appropriate use. While the Master Plan does state within the description for Residential land use that "Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present" (p. 54), it does not provide specific recommendations regarding placement of garages within front yards for properties that do not have access to rear alleys.

Staff finds that the the dwelling and building site of the proposed accessory structure are heavily screened by vegetation and are not visible from the public right of way.

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 use would not create hazards from fire, panic or other dangers in the area involved.

Therefore, staff recommends approval of the Special Use Permit authorizing an accessory structure accessory to a single-family detached dwelling.

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#### **FINDINGS OF FACT**

##### **Site Description**

The .788 acre subject property is located on the northern side of Three Chopt Road midblock between Honaker Avenue and Tiber Lane and does not have alley access. The dwelling and building site of the proposed accessory structure are heavily screened by vegetation and are not

visible from the public right of way.

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

The proposed special use will authorize the placement of an accessory structure in the front yard of the property.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential Uses for the property which consists primarily of single-family houses on large or medium sized lots.

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: 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 located within an R-1 Single-Family Residential zoning district, which permits single-family detached dwellings and accessory structures as permitted principal uses. Accessory structures may not be located in the front yard. Therefore, an SUP is required. All other R-1 Single-Family Dwelling lot feature requirements are met.

Staff recommends approval of this request with the following conditions:

- (a) The Special Use of the Property shall be as an accessory building, substantially as shown on the Plans.
- (b) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (c) 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**

Properties in the area contain single-family detached homes.

### **Neighborhood Participation**

Staff notified area the Westhampton Citizens Association, nearby residents and property owners. No comments of opposition or support have been received.

**Staff Contact:** David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036