



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-019: To authorize the special use of the property known as 12 Granite Avenue for the purpose of a single-family detached dwelling, with driveway access to the street, upon certain terms and conditions. (1st District)

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2024

PETITIONER

Judson and Angela Elliott

LOCATION

12 Granite Avenue

PURPOSE

The subject property is located in the R-4 Single-Family Residential District and the zoning ordinance prohibits driveway access from the street when alley access from the rear is available. The property contains a nonconforming driveway and the proposal calls for expanding the driveway by adding a second access point. Therefore, a Special Use Permit is requested in order to expand a nonconforming use.

RECOMMENDATION

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and 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 special 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 0.293 acre subject property is located on the western side of Granite Avenue between Matoaka Road and Tuckahoe Avenue. The property is serviced by an alley that runs along the rear property line.

Proposed Use of the Property

The request proposes to reconfigure an existing single-entrance driveway into a circular driveway with two entrances.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

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 provided the following comments:

No driveway intersecting a street shall be permitted on a lot devoted to a dwelling use when alley access is available to serve such lot per Sec. 30-408.8. Therefore, an SUP is required.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as a single-family detached dwelling with driveway access to the street, 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 surrounding neighborhood is in the R-4 Single-Family District and contains single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners and the Westhampton Village Preservation Association. No comments in support or opposition have been received.

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