



## CITY OF RICHMOND

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

**Ord. No. 2016-168:** To authorize the special use of the property known as 3903 Hill Monument Parkway for the purpose of permitting an accessory dwelling unit and accessory parking, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 20, 2016

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#### **PETITIONER**

Bert & Melissa Terranova

#### **LOCATION**

3903 Hill Monument Parkway

#### **PURPOSE**

To authorize the special use of the property known as 3903 Hill Monument Parkway for the purpose of permitting an accessory dwelling unit and accessory parking, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 13,235 SF (0.3 acre) parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1955 and is located in the Rosedale neighborhood of the North planning district. The special use permit would authorize an accessory dwelling unit located within a detached garage.

Staff finds that the proposed use is consistent with the Master Plan and would not adversely affect the residential character of the neighborhood.

Staff further finds that the proposed use would not pose an undue burden on the availability of on-street parking in the neighborhood.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property consists of a 13,235 SF (0.3 acre) parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1955 and is located in the Rosedale neighborhood of the North planning district.

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

Single-family dwelling with an accessory dwelling unit. The density of the parcel if developed as proposed would be approximately 7 units per acre.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are "single-family detached dwellings at densities up to seven units per acre" (p. 133).

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

### **Zoning & Ordinance Conditions**

The subject property falls within the R-4 Single-Family Residential District.

The special use permit would impose various conditions, including:

The use of the Property shall be a single-family dwelling and a detached garage containing an accessory dwelling unit.

Parking for one vehicle shall be provided on the Property within the detached garage.

Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

The accessory dwelling unit shall only be occupied by family members of the Owner and shall not be rented out to the general public. For the purposes of this ordinance, "family members" shall be defined as persons related by blood, marriage, legal guardianship or adoption, including foster children.

### **Surrounding Area**

The subject property and adjacent properties to the east, south, and west are located within the same R-4 Single-Family Residential District. Properties to the north are located with an R-1 Single-Family Residential District. A mix of single- and two-family residential land uses predominate the vicinity of the subject property, with several institutional uses being present as well.

### **Neighborhood Participation**

The Rosedale Civic Association and Councilman Hilbert were notified of the application.

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