



CITY OF RICHMOND

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

Ord. No. 2018- 327: To authorize the special use of the property known as 202 West 15th Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 7, 2019

PETITIONER

Bryan Traylor

LOCATION

202 West 15th Street

PURPOSE

To authorize the special use of the property known as 202 West 15th Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 7086 SF or .16 acre parcel of land improved with an existing two family detached dwelling with a detached, 1,248, two story garage. The property is located in the Old South Planning District and the Manchester neighborhood.

The applicant proposes a one (1) bedroom dwelling unit above a two (2) car garage including seven (7) additional off-street parking spaces adjacent to the accessory building. A dwelling unit in an accessory building can only be located on a lot with a single-family dwelling in the R-8 zoning district. A special use permit is therefore required.

Staff finds the proposal to be consistent with the recommendations of the Downtown Plan and would not pose an undue burden on the availability of on-street parking in the area.

Staff also finds that the accessory dwelling unit is consistent with the City's overall goals for providing new, affordable housing choices that are in close proximity to additional amenities. This property is two blocks from the Hull Street corridor.

Staff further 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.

FINDINGS OF FACT

Site Description

The subject property consists of a 7086 SF or .16 acre parcel of land improved with an existing two family detached dwelling with a detached, 1,248, two story garage. The property is located in the Old South Planning District and the Manchester neighborhood. Several adjacent and nearby properties are currently vacant or in the process of redevelopment. The current pattern of new development in the area has been multi-family with some single-family attached

Proposed Use of the Property

The applicant proposes a one (1) bedroom dwelling unit above a two (2) car garage including seven (7) off-street parking spaces. The building is accessory to a two-family dwelling.

Master Plan

The City of Richmond's current Downtown Plan designates a land use category for the subject property as DT-GUA (Downtown – General Urban Area). Primary uses for this category are single family attached and detached homes, multifamily and some commercial and civic uses. This district is characterized by single family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses.” (Richmond Downtown Plan, p. 3.23)

Zoning and Ordinance Conditions

The current Zoning District for the property is R-8 Residential (Urban Residential District). The special use permit would imposed development conditions on the property, including:

3(a) The Special Use of the Property shall be as no more than one dwelling unit within the building accessory to the existing two-family dwelling, substantially as shown on the Plans and Survey.

(b) No fewer than seven on-site parking spaces shall be provided on the Property, substantially as shown on the Plans and the survey referred to in section 2(a).

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the right-of-way, including repairs to the existing sidewalk along West 15th Street, substantially as shown on the Plans and the survey referred to in section 2(a), which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent and nearby properties are a combination the same R-8 district as the subject property. A mix of vacant and residential (single, two, and multi-family) land uses are present in the vicinity.

Affordability

Based upon the 2018 median household income of for the Richmond region and the estimated monthly rent of the unit provided by the applicant, the proposed unit is projected to be affordable to households making below the Area Median Income (AMI), including 1-person households. *(U.S. Census Bureau, 2017 American Community Survey, 5-Year Estimates)*

Neighborhood Participation

Staff has received a letter of support from a neighboring property owner.

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