



CITY OF RICHMOND

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

Ord. No. 2018- 329: To authorize the special use of the property known as 2413 Carrington 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

2413 Carrington Street

PURPOSE

To authorize the special use of the property known as 2413 Carrington 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 4,650 SF or .11 acre parcel of land improved with an existing two family detached dwelling with a detached, 1,288 SF, two story garage. The property is located in the City's East Planning District in the Union Hill neighborhood.

The applicant is proposing a one bedroom dwelling unit above a two car garage that is accessory to a two family dwelling. The property is currently located in the R-63 Urban Residential District and the proposed use is not permitted. Dwelling units accessory to an existing building are permitted only to single-family dwellings. A special use permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the appropriate range of housing types and traditional urban form within a Mixed-Use Residential area.

Staff finds that the proposal 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 within walking distance from the North 25th Street, mixed-use 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 4,650 SF or .11 acre parcel of land improved with an existing two family detached dwelling with a detached, 1,288 SF, two story garage. The property is located in the City's East Planning District in the Union Hill neighborhood.

Proposed Use of the Property

The applicant proposes a one (1) bedroom dwelling unit above a two (2) car garage. The building is accessory to a two-family dwelling. The density of the parcel if developed as proposed would be approximately 27 units per acre.

Master Plan

The City of Richmond's current East Planning District Land Use Plan designates a land use category for the subject property as Mixed Use Residential. "Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8." (City of Richmond Master Plan). No residential density is specified for this land use designation.

Zoning and Ordinance Conditions

The current Zoning District for the property is R-63 Residential (Multi-Family Urban). 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 a building accessory to an existing two-family dwelling, substantially as shown on the Plans and the survey identified in section 2(a).

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

(c) 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.

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

(e) 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.

Surrounding Area

Adjacent and nearby properties are primarily within the City's Union Hill Old and Historic District. The property is a part of a large, R-63 zone. A combination of UB-PE3 (Urban Business Parking Exempt) and R-6 (Single Family Attached) zones are in close proximity to the east and north respectively.

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 proposal 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 not received any correspondence regarding this Special Use Permit application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Division, 804.646.5734