



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-151: To authorize the special use of the property known as 3211 Delaware Avenue for the purpose of a group home located within an existing single-family dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 20, 2020

PETITIONER

Ronald and Barbara Lester

LOCATION

3211 Delaware Avenue

PURPOSE

To authorize the special use of the property known as 3211 Delaware Avenue for the purpose of a group home located within an existing single-family dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 Single-Family Attached Residential zoning district. This special use permit would establish a group home of no more than four residents. Each resident will have a private room with access to shared kitchen facilities. The residents will be former homeless persons who are in the process of transitioning to independent living. This transition shall be aided by a full-time supervisor who will be on the premises.

The group home will be owned and operated by Joy House RVA which is a non-profit organization that helps women transition from homelessness to independent living. These women are referred to Joy House RVA from the CARITAS Center.

Staff finds the proposal would be an appropriate use of the property and the use would not conflict with surrounding residential uses in the neighborhood. The proposal also conforms to the policy of achieving an equitable distribution and better management of group homes as recommended by the Master Plan (p. 100), and would provide much needed services to a vulnerable population of the City.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area as residents are not anticipated to own cars and off-street parking is provided in the rear for the house supervisor.

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 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 this special use permit request.

FINDINGS OF FACT

Site Description

The .112 acre subject property contains a two-story 1,430 square foot single-family detached dwelling. It is located midblock on Delaware Avenue between Meadowbridge Road and Pollock Street with alley access in the rear. The parcel is 35 feet wide and 140 feet in depth, for a total of 4,900 square feet of area. The property is located in the North Highland Park neighborhood.

Proposed Use of Property

The proposed special use permit will allow the property to be used as a group home with no more than four residents.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities between 8-20 units per acre. The property is developed at a ratio of nine units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Zoning and Ordinance Conditions

A group home is not a permitted principal use in the R-6 Single-Family Attached Residential District as listed in Section 30-412.1 of the zoning ordinance. A special use permit is required to authorize this use.

Zoning Administration provided no adverse comments regarding this request for a special use.

The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as a group home located within an existing single-family dwelling, substantially as shown on the Plans and as described in the applicant's report, a copy of which is attached to and made a part of this ordinance.

(b) The total number of residents shall not exceed four persons.

(c) An on-site manager of the group home shall reside on the Property while in use as a group home.

(d) No fewer than two off-street parking spaces located at the rear of the dwelling shall be provided on the Property.

(e) 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 subject property, as well as all the adjacent properties to the north, south, east and west are located in the R-6 Single-Family Attached Residential District. The surrounding blocks contain primarily single-family residential uses.

Neighborhood Participation

Staff notified the Highland Park Plaza Civic Association and adjacent residents and property owners. A petition of support was received.

Staff Contact

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