



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-227: To authorize the special use of the property known as 320 Hunt Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 2, 2020

PETITIONER

Vladimir Slobodnik

LOCATION

320 Hunt Avenue

PURPOSE

To authorize the special use of the property known as 320 Hunt Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The request is to authorize the construction of a single-family detached dwelling on a parcel located in the R-5 Single-Family Residential zoning district. Single-family dwellings are permitted uses in this district. However, the proposed property does not meet the minimum lot area and width requirements of the R-5 Single-Family Residential zoning district. Therefore a special use permit is required.

Staff finds the proposed single-family dwelling to be an appropriate use of the property. It is consistent with the historic pattern of development in the area and as well as the recommendations of the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 subject property is 30 feet in width and contains 4,050 square feet and is unimproved. The property is located on Hunt Avenue between Woodson Avenue and Donnan Street in the Providence Park neighborhood.

Proposed Use of Property

The proposed special use permit will allow the property to be used as a single-family detached dwelling with off-street parking.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family Low Density land uses. The primary use is single-family detached dwellings at densities up to seven units per acre. The density of the parcel if developed as proposed would be approximately 11 units per acre. (p.133).

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).

The final version of the Richmond 300 Master Plan designates the property for Residential land use. This designation is described as consisting 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 buildings. 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 (p. 54).

Zoning and Ordinance Conditions

A single-family dwelling is permitted in the R-5 Single-Family Residential District provided that it is located on a lot no less than 6,000 square feet and width of 50 feet. It is the applicant's desire to build a single-family detached dwelling on the property. Though the lot area and width are not in conformance, the site plan indicates that the front, rear and side yard setbacks for the district are met.

Zoning Administration provided the following comments:

ZONING AND USE: The subject property is zoned R-5 Single-Family Residential district. According to City Assessors records the property currently consists of a lot measuring thirty (30) feet in width and one hundred thirty-five (135) feet in depth. This results in a lot area as shown in City Assessors records as 4,050 square feet. For zoning purposes this lot has been consolidated

with the lot located at 416 Milton Street. On its own this lot does not meet the minimum lot area and lot width requirements. Because the current minimum lot area and width requirements are not met for the proposed lot a Special Use Permit is required to be adopted by City Council to authorize this use.

• **R-5 FEATURE REQUIREMENTS:**

Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). There is not enough information to determine what the proposed front yard is. There is enclosed space above the porch, which is where the proposed front yard setback should be measured to. Please provided the proposed front yard distance. (Staff notes that these issues were addressed on an amended site plan.)

Side yards – not less than five feet (5'). 7.5' is proposed for all side yards.

Rear yard – not less than five feet (5'). There is no proposed rear yard on the submitted plans. Based on the scale provided the requirement is met.

Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot. A lot coverage of 18.52 %is proposed.

Building height – not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height. Based on the scale provided approximately 23.33' is proposed. The new dwellings are two (2) stories.

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

- (a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed the height as shown on the Plans.
- (c) All siding shall consist of cementitious siding or similar material and all elevations shall be substantially 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.
- (e) No less than one off-street parking space shall be provided at the rear of the structure as shown on the survey entitled "Sketch Showing the Proposed Improvements on Lot 27, Block 10, 'Providence Park,' in the City of Richmond, VA.," prepared by Virginia Surveys, dated April 23, 2020, and last revised July 1, 2020, a copy of which is attached to and made a part of this ordinance.

Surrounding Area

All properties surrounding the subject property are located within the same R-5 Single-Family Residential zoning district. Within the area of the subject property, those properties with improvements contain single-family detached dwellings.

Affordability

The property will be offered for sale at the market rate. A review of newer homes on real estate listings show homes ranging between \$249,000 and \$260,000. At today's mortgage rates, a closing cost of \$260,000 would result in a monthly payment of \$1,347 for thirty years. This is close to the \$1,354 amount deemed affordable for those making 80% of local median income.

Neighborhood Participation

Staff notified the Providence Park Civic Association and area residents and property owners. No notifications of opposition or support have been received.

Staff Contact

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