



## CITY OF RICHMOND

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

**Ord. No. 2020-247:** To authorize the special use of the property known as 3206 Blithewood Drive for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 7, 2020

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#### **PETITIONER**

Kathryn A. Spring and Mike Kane

#### **LOCATION**

3206 Blithewood Drive

#### **PURPOSE**

To authorize the special use of the property known as 3206 Blithewood Drive for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize an existing one-story, 345 SF building accessory to a single family dwelling to be used as an accessory dwelling unit. Short term rental use of the accessory building would also be authorized. The property is currently located in the R-2 Single Family Residential District, which does not permit the proposed use. A special use permit is therefore required.

Staff finds that the proposed special use would be consistent with the appropriate residential density range specified by the 2001 Master Plan and consistent with the land use recommendations of the Richmond 300 Master Plan.

Staff finds that the accessory dwelling unit meets the setbacks of the underlying zoning of the property and would be regulated by the citywide zoning requirements for short term rental units.

Staff finds that the proposal would not pose an undue burden upon the availability of on-street parking as the applicant is proposing additional off-street parking for the proposed accessory use.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 22,662 SF (.52 acre) parcel of land currently improved with a single-family dwelling constructed, per tax assessment records, in 1954 and the accessory building constructed in 1983. The property is located in the Stratford Hills neighborhood of the Huguenot Planning District at the intersection of Blithewood Drive and Wallowa Road. The property is also located within the Kenmore Ridge Subdivision.

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

Use of the existing accessory building as an accessory dwelling unit, including authorization for short term rental use.

### **Master Plan**

The City's 2001 Master Plan designates a future land use category for the subject property as Single-Family (Low Density). Primary uses for this category include "single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan). The density of the parcel if developed would be approximately 4 units per acre.

The *Richmond 300* Master Plan recommends Residential land use for the property, which is described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Primary Uses: Single-family houses, accessory dwelling units, and open space. (*Richmond 300* Master Plan, 2020)

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-2 - Single-Family Residential. Accessory dwelling units are currently not permitted in the R-2 District. Short term rental, as an accessory use, is permitted, subject to the requirements of Article VI, Division 14 of the Zoning Ordinance.

Zoning Administration reviewed the application and stated the use is not permitted by right, which is why an SUP is required. If approved by council, all proper permits must be applied for and inspections completed as required.

If approved, the special use permit would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans. The accessory dwelling unit may be used for short-term rental use pursuant to Chapter 30, Article VI, Division 14 of the Code of the City of Richmond (2015), as amended.

(b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(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) Secure bicycle storage for no less than two bicycles shall be provided on the Property, substantially 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**

Residential land uses predominate the area. All surrounding properties are within the same R-2 Single Family Residential District as the subject property.

### **Neighborhood Participation**

Staff notified the Southampton Citizens Association and area residents and property owners. Letters of support have been received from the association and area residents. Residents expressing concern have also contacted staff regarding this proposal.

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