



## CITY OF RICHMOND

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

**Ord. No. 2020-269:** To authorize the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue, for the purpose of twelve single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 4, 2021

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

502, 504, 506, 508, 512, and 514 Westview Avenue

#### **PURPOSE**

To authorize the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue, for the purpose of twelve single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize up to 12 single-family detached dwellings that would not meet the dimensional requirements of the underlying a R-4 Single-Family Residential District. A special use permit is therefore required.

Staff finds that the proposed single-family development is generally consistent with the recommendations of the Richmond 300 Master Plan. The proposed development includes the installation of sidewalk along Westview Avenue, minimizes the number of curb cuts needed to provide access to the proposed dwellings, and would provide additional housing units to support the commercial uses found within the Westhampton neighborhood. Each dwelling will be provided with on-site parking and would be limited to the height currently required by the underlying zoning.

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 properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue consist of a combined 57,200 sq. ft., or approximately 1.3 acres of improved parcels of land located in the Westhampton Neighborhood on Westview Avenue, off of Patterson Avenue.

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

Single-family detached dwellings at a density of approximately 9 units per acre, on lots ranging in size from 3,573 to 6,809 sq. ft.

### **Master Plan**

The City's Richmond 300 Master Plan designates these parcels as Residential. This land use category includes neighborhoods 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.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**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.

The properties are also located within the Westhampton neighborhood node, which is described as the Node that stretches from Libbie and Grove to Libbie and Patterson provides retail and services to nearby residents and attracts visitors from across the region to its businesses. Over

time, a few underdeveloped parcels redevelop in a manner that complements and enhances the existing village-scale.

Objective 4.1 of Richmond 300 states: Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city.

Objective 8.1 of Richmond 300 states: Improve pedestrian experience by increasing and improving sidewalks and improving pedestrian crossings and streetscapes, prioritizing low income areas.

### **Zoning and Ordinance Conditions**

The property is located in the R-4 Single Family Residential Zoning District. The application does not meet the current R-4 Single Family Residential zoning requirements regarding lot coverage, lot area and width, as well as front and side yard setbacks.

Zoning Administration provided the follow comments: The proposal is to subdivide six existing parcels into twelve lots for two cluster developments of twelve new construction single-family detached dwellings. The properties are located in the R-4 Single-Family Residential District and have a total area of 57,194.28 square feet (1.313 acres).

Please be advised that the following conditions of the proposed single-family dwellings do not comply with the current zoning regulations.

**PUBLIC STREET FRONTAGE AND ACCESS EASEMENTS:** Per Section 30-610.1 of the zoning ordinance, every building erected and every use established shall be located on a lot having frontage on an improved public street or access thereto by means of a recorded permanent easement, provided that such easement is approved by the Director of public works, the chief of police and the chief of fire and emergency services as to its suitability for all-weather travel by public and emergency vehicles and provided, further, that appropriate agreements or covenants approved by the city attorney provide for continued maintenance thereof. For single-family detached development, no more than two lots which do not have public street frontage shall be served by any such easement unless the easement shall have been recorded prior to June 10, 1960. The proposed single-family detached development has more than two lots that do not have public street frontage and the easement does not currently exist. The access easement agreements or covenants for continued maintenance must be approved by the City Attorney's Office.

LOT AREA AND WIDTH: Single-family dwellings in the R-4 single-family residential district shall be located on lots of not less than 7,500 square feet in area with a width of not less than 60 feet. All of the proposed lots are less than 7,500 square feet in area.

YARDS: There shall be a front yard with a depth of not less than 25 feet. There shall be a side and rear yard setback of not less than six feet. Front yard setbacks along Westview Avenue (25' required vs. 20' proposed) and side/rear yard setbacks along the exterior property lines (6' required vs. 3' proposed)

LOT COVERAGE: Maximum lot coverage in the R-4 single-family residential district shall not exceed 30 percent of the area of the lot. The proposed dwellings do not meet the maximum lot coverage.

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

3(a) The Special Use of the Property shall be as up to 12 single-family detached dwellings and other uses permitted in the underlying zoning district, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the building height of the underlying zoning district.

(c) The lots sizes for the Special Use shall not be smaller than the lot sizes listed on Sheet 1 of the Plans.

(d) All lots with frontage to the proposed private roads shall use the private roads for access to the lot. No more than one driveway access to Westview Avenue shall be permitted.

(e) Prior to any construction, the Owner shall obtain a determination from the Director of Planning and Development Review that the final elevations, building materials, and building footprints for the dwellings are in accordance with applicable laws and regulations.

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

(g) A minimum of one off-street parking space shall be provided for each dwelling.

(h) Setbacks shall be as shown on the Plans.

(i) Each entrance sign for the Special Use shall be no greater than 32 square feet in area and shall not exceed a height of four feet. Prior to the erection or installation of any entrance sign, the Owner shall obtain a determination from the Director of Planning and Development Review that the final design of such signs is in accordance with applicable laws and regulations.

(j) The private roads shown on the Plans shall be named pursuant to applicable local and state regulations and shall include sidewalks, substantially as shown on the Plans.

(k) The Owner shall grant to the City a permanent access easement along the private roads shown on the Plans and shall execute appropriate agreements or covenants offering to the City the Owner's assurance acceptable to the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services as to the roads' maintenance and suitability for all weather travel by public and emergency vehicles, provided that appropriate agreements or covenants providing for the continued maintenance thereof shall be approved by the City Attorney.

(l) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into up to 12 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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 the installation of a new sidewalk along Westview Avenue and two new entrances to Westview Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Affordability**

No pricing information was provided. However, the applicant has notified staff that all units will be market-rate.

### **Surrounding Area**

Surrounding properties are located in the same R-4 District as the subject properties. Single-family residential land use is the predominant land-use in the vicinity, with a mix of uses along Patterson Avenue to the north.

**Neighborhood Participation**

Staff notified area residents, property owners, and civic associations of the proposal. Staff has received a letter of no position from the Glenburnie Civic Association, a letter of concern from the Westhampton Citizens Association, as well as letters of opposition from a nearby residents regarding this application.

**Staff Contact:** Jonathan Brown, Land Use Administration, 804-646-5734