



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-099: To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single family detached dwelling and a two family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 3, 2021

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3008 Garland Avenue

PURPOSE

To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single family detached dwelling and a two family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal is to split an existing lot and construct a new two family dwelling and maintain one single family dwelling. The lot for the newly created two family dwelling, under current R-6 zoning, would not meet lot area, width, or side yard requirements, while the existing dwelling, as a result of the lot split, would not meet the required lot area and width requirements. A Special Use Permit is therefore required.

Staff finds that the proposal would be generally consistent with the recommendations of the Master Plan and would provide additional residents to support local businesses.

Staff finds that the proposed use would be generally consistent with the historic pattern of development in the area and would contribute to the continued revitalization of the area.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the provision of off-street parking.

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 the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property consists of an 8,100 sq. ft., (.186 acre) improved parcel including a 2,082 sq. ft. single family detached dwelling constructed, per tax assessment records, in 1916. The ordinance would allow for a lot split creating two individual parcels. The new parcel would be 2,970 sq. ft. reducing the area of the original parcel to 5,130 sq. ft. The property is a part of the Brookland Park neighborhood.

Proposed Use of the Property

The applicant is proposing a Special Use Permit which would authorize a single-family detached dwelling and a two-family detached dwelling.

Richmond 300 Master Plan

The City's Richmond 300 Master Plan designates a Residential land use for this property. The Residential consists "...primarily of single family houses on large or medium sized lots more homogeneous in nature." The development style includes "...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. 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. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. This land use typically has a 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)

The property is within the Brookland Park Neighborhood Node. Nodes are places in Richmond that can either 1) accommodate additional growth in jobs and population or 2) are major activity centers today and should be preserved/enhanced. Neighborhood Nodes are defined as local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors. (p. 24)

The vision for the Brookland Park Neighborhood Node is: Today Historic Brookland Park Boulevard is home to some local businesses that receive customers from all over the city; however, many storefronts are vacant and dilapidated. Brookland Park was developed when streetcars ran up North Avenue. In 2037, Brookland Park Boulevard will continue to feature long-term businesses, but as the adjacent residential neighborhoods continue to regain population, the empty storefronts will fill with neighborhood-serving businesses. Street landscaping will grow and new public art will recognize the unique character of this commercial corridor.

Zoning and Ordinance Conditions

The subject property is zoned R-6 Single Family Attached. The City's Zoning Administration reviewed the application and provided the following comments:

ZONING REQUIREMENTS NOT MET: Lot Area and Width for Both Lots (Sec. 30-412.4(1) and Sec. 30-412.4(3)); Side Yard Requirement for new Two-Family Dwelling (Sec. 30-412.5(1)b)

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

3(a) The Special Use of the Property shall be as a single-family detached dwelling and a two-family detached dwelling, substantially as shown on the Plans.

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

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) Three off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the two-family detached dwelling, the subdivision of the Property into two 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 two new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent and nearby properties are primarily zoned R-6 Single Family Detached. The property is also adjacent to a UB-PE7 (Urban Business Parking Exempt) Zone along the Brookland Park Boulevard corridor. A mix of residential, commercial, and some institutional uses are present in the vicinity of the subject property.

Neighborhood Participation

Staff notified area residents, property owners, and the North Central Civic Association of the proposed Special Use Permit. Staff has received a letter of support from the Association for this application.

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