



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-098: To authorize the special use of the property known as 2601 Edgewood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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

PETITIONER

Lory Markham, Markham Planning

LOCATION

2601 Edgewood Avenue

PURPOSE

To authorize the special use of the property known as 2601 Edgewood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. The property owner proposes to split the existing lot into two lots and construct two single-family detached dwellings. Certain lot feature requirements are not met under the proposal. A special use permit is therefore required.

Staff finds that the proposal, which is the redevelopment of a property within the City's delinquent real property tax sale program, would be generally consistent with the recommendations of the Master Plan and the historic pattern of development in the area, and would contribute to the stability of the neighborhood.

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 safety, health, morals and general welfare of the community.

Therefore, staff recommends approval of this special use permit request.

FINDINGS OF FACT

Site Description

The .24 acre subject property is located in the R-5 Single-Family Residential zoning district. This corner parcel has an irregular shape with 45 linear feet of street frontage along Edgewood Avenue and 110 linear feet along the rear alley. The frontage along Montrose Avenue is 145 linear feet. The property is located in the Northern Barton Heights neighborhood.

Proposed Use of Property

The proposed use of the property is to subdivide the parent tract into two parcels and build a single-family detached dwelling on each property.

Master Plan

The Richmond 300 Master Plan recommends Residential uses for the property. This designation is described as containing neighborhoods consisting primarily of single-family homes 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. 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.

Zoning & Ordinance Conditions

The proposed special use permit would authorize the creation of lots containing less area than is required in the R-5 Single-Family Residential district, as well as relief from some setback requirements. In this district the zoning ordinance states that properties containing single-family dwellings shall have a minimum of 6,000 square feet. The proposed lots will be 5,147 and 5,173 square feet each. Because the parcel is located on a corner, one of the two new parcels will have a frontage on two streets. This necessitates that any improvement hold two front yard setbacks of 25 feet each. The special use will allow a reduction of these setbacks.

Zoning Administration provides the following comments:

The proposal is to split an existing independent lot of record and construct a new single-family detached dwelling on each of the newly created lots. The property is located in the R-5 Single-Family Residential District and has an irregular shape with an area of 10,319.46 square feet.

*Please be advised that the following conditions of the proposed lot split and construction of two new single-family detached dwellings do not comply with the current zoning regulations (**items***

that need to be addressed are in bold):

- **LOT AREA:** *Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area. Lot areas of 5,147+/- sq. ft. (Property 1) and 5,173+/- sq. ft. (Property 2) are proposed.*
- **FRONT YARD:** *Per Section 30-630.1(a) (1) of the Zoning Ordinance, there are front yard requirements along Edgewood Avenue and Montrose Avenue for Property 1. Due to no existing building located within 100 feet of the proposed dwelling and on the same block along Montrose Avenue, the front yard setback requirement along Montrose Avenue for Property 1 is the minimum required in the zoning district (25'). **It appears the proposed front yard setback along Montrose Avenue for the dwelling at Property 1 is approximately 17.5'. The front yard setback for the dwelling at Property 2 appears to be approximately 16' but the measurement provided is not the correct front yard setback measurement. The measurement is the minimum horizontal distance between the street line and the main building (not the front porch).***

This special use permit is conditioned on the following special terms and conditions:

- (a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- (b) Three parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. Different siding colors shall be used for each dwelling. No building permits shall be issued until the Director of Planning and Development Review has determined that the final plans for the Special Use comply with all applicable regulations of the City's delinquent real property tax sale program administered in accordance with Title 58.1 of the Code of Virginia (1950), as amended.
- (d) The height of the Special Use shall not exceed the height as shown on the Plans.
- (e) Prior to the issuance of any certificate of occupancy for the Special Use, 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.
- (f) The Owner shall make improvements within the right-of-way, including new sidewalk and sidewalk ramps, substantially as shown on the Plans,

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, properties are improved with single-family detached dwellings.

Neighborhood Participation

The Battery Park Civic Association and area property owners and residents were notified regarding this request for a special use.

Staff Contact

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