



## CITY OF RICHMOND

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

**Ord. No. 2021-257:** To authorize the special use of the property known as 801 Lincoln Avenue for the purpose of an accessory dwelling unit within a single-family detached dwelling, upon certain terms and conditions.

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

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#### **PETITIONER**

Ryan Robertson

#### **LOCATION**

801 Lincoln Avenue

#### **PURPOSE**

To authorize the special use of the property known as 801 Lincoln Avenue for the purpose of an accessory dwelling unit within a single-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-5 Single-Family Residential zoning district. Accessory Dwelling Units (ADUs) are not permitted uses in this zoning district. Therefore a special use permit is required.

Staff finds that the proposed ADU is consistent with the recommendations of Richmond 300. The recommended land use is Residential where the proposed ADU is noted as a primary use.

The existing block consists primarily of single-family detached dwellings. Staff finds that the proposed special use is located above the attached garaged and accessed both internally from the main house and via a side entrance that is not visible from the main street frontage.

Staff finds that the special use would support Goal 14 of the Richmond 300 Master Plan: Inclusive Housing: Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner- occupied—throughout the city.

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 on-site parking spaces.

Staff further finds that the proposed development supports the Master Plan Housing Objectives including Objective 14.5c, which aims to “Update Zoning Ordinance to allow for accessory dwelling units by-right with form-based requirements in all residential zones.” (p. 152)

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located within the Washington Park neighborhood, midblock on the southern side of Lincoln Avenue between Piney Road and Corbin Street. The subject property is 57 feet wide, a depth of 115 feet for a total area of 6,612 square feet. A single-family dwelling with approximately 3,259 square feet of living space is under construction.

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

The proposed ADU will be located in the bonus room area above the garage area. The living space above the garage is a permitted use. However, the installation of a kitchen and private entrance must be authorized by a special use permit.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses. Neighborhood 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, pedestrian, and transit 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.

### **Zoning and Ordinance Conditions**

The Property is currently located within the R-5 Single-Family Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as an accessory dwelling unit within a single-family detached dwelling, substantially as shown on the Plans.
- (b) Parking for no fewer than four vehicles shall be provided on the Property.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

### **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 dwellings.

### **Affordability**

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less to avoid a housing cost burden.\* Based upon the median household income for the Richmond region and the estimated rental price of \$900 per month provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

*\*(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

### **Neighborhood Participation**

Staff notified area residents and property owners and the Washington Park Civic Association. Staff received a letter from the President of the Washington Park Civic Association stating objection to the proposed SUP.

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