



CITY OF RICHMOND

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

Ord. No. 2021-255: To authorize the special use of the property known as 901 Lake Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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

PETITIONER

David Neely

LOCATION

901 Lake Road

PURPOSE

To authorize the special use of the property known as 901 Lake Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-5 Single-Family Residential zoning district. Under the new zoning designation the two-family dwelling became a legally nonconforming use. A nonconforming structure *shall not be enlarged, extended, reconstructed, moved or structurally altered unless such building or structure is thereafter devoted to a conforming use*. The property owner proposes to add porches to the structure as part of an extensive renovation. This proposal is an expansion of the nonconforming use that exceeds the 10% threshold for an expansion that can be granted by the Board of Zoning Appeals under a Special Exception. A special use permit authorizing a two-family dwelling for the property will remedy the nonconforming status of the structure and allow the proposed expansion to occur.

Staff finds that the existing block consists of two-family detached dwellings that were converted into single-family detached dwellings. The recommended Richmond 300 land use for the property is Residential and under this designation the proposed use is noted as a secondary use. While the property is not located on a major street, the proposed re-establishment of a two-family dwelling use is in keeping with the character of the existing area. Moreover, the dwelling has the appearance of a single-family dwelling.

Staff finds 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.

FINDINGS OF FACT

Site Description

The 6,056 square foot subject property is located on the corner of Lake Road and Walker Street. It is improved with a 2,252 square foot home and is located in the Byrd Park neighborhood and is within the boundary of the Byrd Park Civic League.

Proposed Use of the Property

The proposed use is a two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential land use. This designation consists 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 a two-family detached dwelling, substantially as shown on the Plans.

(b) Two off-street parking spaces shall be provided to the rear of 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 \$1,700 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 Byrd Park Civic League. Staff received no notifications of support or objection.

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