



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-022 To authorize the special use of the property known as 2835 Burfoot Street for the purpose of up to three single-family detached dwellings, excepting such property from the terms and conditions of Ord. No. 2023-262, adopted Oct. 10, 2023, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2026

PETITIONER

Baker Development Resources

LOCATION

2835 Burfoot Street

PURPOSE

The applicant is requesting a special use permit to authorize the construction of two new single-family detached dwellings in a R-5 Single-Family Detached Residential District. Lot feature requirements regarding lot area, lot width, yards, and lot coverage cannot be met. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan, where this property is identified as having a Residential future land use designation. Single-family dwellings are considered a primary use in this designation.

Staff finds that the proposed use would be consistent with the historic pattern of the development in the area, which is primarily single-family detached dwellings.

Goal 6, Objective 6.1 of the City's Richmond 300 Master Plan highlights the need to increase the number of residents at Nodes and along enhanced transit corridors. This proposal includes the addition of two new dwellings located right off of both Hull Street and Midlothian Turnpike, two streets identified as Great Streets in the Master Plan. Additionally, the subject property is located in the Swansboro neighborhood, just outside of what is identified as the Swansboro neighborhood node in the Master Plan.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 is located in the Swansboro Neighborhood between East 29th Street and East 28th Street. The property is a 3,451 square foot (0.079 acre) parcel of land improved with a single-family detached dwelling.

Proposed Use of the Property

Division of the property into three parcels and the construction of two new single-family detached dwellings. The proposed density is three units upon 0.079 acres or 38 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as a 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 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.

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Detached Residential District. The following features of the proposed development do not comply with the current zoning regulations:

30-410.4 – Lot area and width

The required lot area shall not be less than 6,000 square feet with a width of no less than 50 feet.

Lot 5 has a proposed lot width of 55 feet and a proposed lot area of 3,779 square feet

Lot 6 has a proposed lot width of 30 feet and a proposed lot area of 2,062 square feet

Lot 7 has a proposed lot width of 31 feet and a proposed lot area of 2,131 square feet

30-410.5 – Yards

Front yard- The required front yard is 25 feet

Lot 6 has a proposed front yard of 10.17 feet

Lot 7 has a proposed front yard of 10.17 feet

Side yard- The required side yard is 5 feet

Lot 6 has a proposed side yard of 3.25 feet

Lot 7 has a proposed side yard of 4.25 feet

30-410.6 – Lot Coverage

Maximum lot coverage in the R-5 Single-Family Residential District shall not exceed 35 percent of the area of the lot.

Lot 6 has a proposed lot coverage of 50%

Lot 7 has a proposed lot coverage of 48%

If approved, this special use permit would impose development conditions, including:

- Notwithstanding Ordinance No. 2023-262, adopted October 10, 2023, to the contrary, the Special Use of the Property shall be as up to three single-family detached dwellings, excepting such property from the terms and conditions of Ordinance No. 2023-262, adopted October 10, 2023, substantially as shown on the Plans
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

The surrounding area is residential.

Neighborhood Participation

Staff notified the Swansboro Neighborhood Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact:

Shaianna Trump, Planner/Secretary to the City Planning Commission,
Land Use Administration (Room 511) 646-7319