



CITY OF RICHMOND

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

Ord. No. 2025-132: To authorize the special use of the property known as 5201 Sylvan Court for the purpose of a single-family detached dwelling, upon certain terms and conditions. (4th District)

To: City Planning Commission
From: Land Use Administration
Date: June 17, 2025

PETITIONER

Baker Development Resources

LOCATION

5201 Sylvan Court

SUMMARY

The authorization of the special use of the property known as 5201 Sylvan Court will authorize single-family dwelling on a parcel that does not have the required improved public street frontage. In addition, certain lot feature requirements of the R-4 Single-Family Residential district cannot be met. Therefore, a special use permit is requested.

RECOMMENDATION

Staff finds that the construction of a single-family detached dwelling is consistent with the City's Master Plan future land use designation of Residential, which is described as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Single-family houses are described as appropriate primary uses and duplexes as appropriate secondary uses in this designation (Richmond 300, p. 56).

Staff finds that the proposed single-family detached dwelling is a permitted use in the R-4 Single-Family Residential District. However, the lot feature requirements for this district call for lots to be no less than 60 feet in width and no less than 7,500 square feet of area. The lot is 50 feet in width and contains 5,729 square feet of area. The unimproved Sylvan Court right-of-way shall be improved to City of Richmond Department of Public Works standards as part of this special use request.

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 in the Westover Hills neighborhood at the unimproved terminus of Sylvan Court. The 5,487 square foot parcel has 50 feet of frontage and 116 feet of depth.

Proposed Use of the Property

One single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

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

Zoning Administration provided the following comments:

1) SUP required to legalize split completed in 1955 which was not in accordance with zoning requirements at the time. 2) Property is not located on an improved right of way. Zoning approval is contingent on satisfactory improvement to the right of way as per DPW specifications.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling, 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.
- The Owner shall make improvements within the right-of-way, including a new curb cut and approach to the Property, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon

written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

Surrounding Area

The extended neighborhood is within the R-4 Single-Family Residential District and contain residential uses.

Neighborhood Participation

Staff notified area residents, property owners, and the Westover Hills Neighborhood Association. To date, no public comment has been received pertaining to this request.

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