



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-037: To authorize the special use of the property known as 2205 Gordon Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (8th District)

To: City Planning Commission
From: Land Use Administration
Date: March 18, 2025

PETITIONER

Baker Development Resources

LOCATION

2205 Gordon Avenue.

SUMMARY

The applicant requests a Special Use Permit to divide a property for the construction of a new two-family detached dwelling, which use is not currently permitted in the R-5 zoning district.

RECOMMENDATION

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Residential. This future land use category identifies single-family houses and duplexes as appropriate primary uses.

Staff finds that the proposed dwelling architecturally appears as a single-family detached dwelling, which ensures that the new dwelling maintains the character of the existing street, while still reflecting the recommendations of the City's Master Plan. Staff also finds the proposed dwelling units are consistent with the surrounding area, which contains a variety of single-family detached dwelling units.

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 Oak Grove neighborhood between Mason Street and 22nd Street. The property is currently a 9,438 square foot (.2167) parcel of land containing a two-story single-family detached dwelling, which was constructed in 1915, per city records.

Proposed Use of the Property

An existing single-family detached dwelling and a proposed two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential, which is described as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature consists of existing or new highly walkable urban neighborhoods that are primarily residential."

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.

Ground Floor: Not applicable.

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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential. The following zoning regulation is not being met by the proposal, warranting special use permit approval.

Sec. 30-402.1. - Permitted principal uses.

(1)Single-family detached dwellings;

Two-family detached/attached properties are not permitted in this zoning district.

Additional conditions will be imposed by the amended ordinance, including:

- The special use of the Property shall be as one two-family detached dwelling and one single-family detached dwelling, substantially as shown on the Plans.
- No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as to not be visible from any public right-of-way.

Surrounding Area

The subject property and surrounding properties are all located in the R-5 Single-Family Residential District. The area is predominately single-family residential, with some institutional uses nearby. The subject parcel is located across the street from Oak Grove Playground.

Neighborhood Participation

Staff notified area residents, property owners, and the Oak Grove Civic Association. Staff has not received any public comment regarding this request.

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