



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-144 To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: July 15, 2025

PETITIONER

William Gillette – Baker Development Resources

LOCATION

3103 2nd Avenue

PURPOSE

The applicant is proposing the construction of one two-family detached dwelling in a R-6 district. While the use is permitted in the district, requirements regarding lot area and width, density, and unit width, cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Residential, where two-family dwellings are identified as a secondary use.

Staff finds that while the proposal does not meet certain current zoning regulations, the proposed lot dimensions are compatible with the historic lot patterns found in the neighborhood.

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 North Highland Park neighborhood on 2nd Avenue between Burns Street and Front Street. The property is currently a 4,900 square foot (0.11 acre) parcel of land.

Proposed Use of the Property

Two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject area 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.

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.

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Residential District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.4 – Lot area and width, density, and unit width

-6,000 square foot lot area is required

The proposal is for a 4,900 square foot lot.

-50-foot lot width is required

The proposal is for a 35-foot-wide lot.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.
- No less than three off-street parking spaces 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.

Surrounding Area

The surrounding land uses are a mix of residential and commercial.

Neighborhood Participation

Staff notified the Highland Park Plaza and North Highland Park Civic Associations, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319