



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-054: To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

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

PETITIONER

Baker Development Resources
Representative of the Property Owner

LOCATION

6415 and 6519 Glenway Drive.

PURPOSE

The applicant is requesting a Special Use Permit to authorize the division of two lots to construct a new single-family dwelling. The two existing dwellings on the subject properties will remain, resulting in a total of three dwelling units, which use, among other things, is not currently allowed by section 30-406.4, concerning lot area and width, of the R-3 Single-Family Residential zoning designation.

SUMMARY & RECOMMENDATION

Staff finds that the proposed use is consistent with the City's Master Plan future land use designation of Residential, which lists single-family residential dwellings as appropriate primary uses.

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.

FINDINGS OF FACT

Site Description

The properties are located in the Oak Grove neighborhood at 6415 and 6419 Glenway Drive, a property that is off of German School Road, and about .4 miles from Jahnke Road. The properties are a cumulative 38,045 sq ft. (0.88 acre) in size. The properties each have a two-story single family home.

Proposed Use of the Property

The property owner is requesting a special use permit that would authorize the division and lot line adjustments of the properties for the construction of a new single-family detached dwelling between two existing dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation 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-3 Single-Family Residential. The proposed use does not meet lot area and width standards of the zoning district. Therefore, a special use permit has been requested.

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

- The Special Use of the Property shall be as up to three single-family detached dwellings, substantially as shown on the Plans.
- No less than three off-street parking spaces 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 building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- 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

Properties are zoned the same R-3 zone and surrounding land uses include single family detached dwellings and R-43 Multifamily Residential zoning districts, and B-1 zoning districts.

Neighborhood Participation

Staff notified area residents and property owners and has not received any feedback on this request, to date.

Staff Contact: Madison Wilson, Planner, Land Use Administration, 804-646-7436