



## CITY OF RICHMOND

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

**Ord. No. 2021-323:** To authorize the special use of the property known as 506 Cheatwood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 6, 2021

---

#### **PETITIONER**

Mark Baker - Baker Development Services

#### **LOCATION**

506 Cheatwood Avenue

#### **PURPOSE**

To authorize the special use of the property known as 506 Cheatwood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-5 Single-Family Residential zoning district and contains a single-family detached dwelling. The proposal calls for the subdivision of the property in order to construct a single-family detached dwelling on the new lot. The proposed development creates two lots that would not conform to the lot feature requirements of the R-5 Single-Family Residential zoning district. Therefore a special use permit is requested.

Staff finds that the proposed development would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Residential where the proposed single-family dwellings are a primary use.

The existing block consists primarily of single-family detached dwellings. Staff finds that the proposed single-family detached dwellings is in keeping with the character of the existing area, particularly the historic pattern of development for the neighborhood.

Staff finds the proposed development would not pose an undue burden on the availability of on-street parking in the area.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. 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 Property is located on the north side of Cheatwood Avenue between Moss Side Avenue and Forest Lawn Cemetery. The Property is 75 feet wide by 115 feet in depth, contains approximately 8,625 square feet of lot area, and is improved by a single-family detached dwelling. Alley access is provided to the rear of the property.

The subject properties, as well as the surrounding neighborhood were annexed into the city from Henrico County in 1942. Prior to annexation the land where the neighborhood is located was platted as a subdivision containing lots 25 feet wide and 115 feet deep. In order to meet the lot area requirements of the city's R-5 Single-Family Residential District, lots were combined to create properties with sufficient street frontage and lot area.

### **Proposed Use of the Property**

The proposed lot split will create two lots. The lot containing the existing single-family dwelling will be 40'5" in width with 4,655 square feet of lot area. The new dwelling will be located on a lot 34' 7" in width and containing 3,973 square feet of lot area. The overall density of the development would be approximately 10 dwelling units per acre.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential uses. 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, pedestrian, and transit 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 Property is currently located within the R-5 Single-Family Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

(a) The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided for the Special Use. Each such parking space shall be accessible from the rear alley.

(c) All building materials, elevations and site improvements, including landscaping, substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of a certificate of occupancy for the second single-family detached dwelling, the division of two 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**

All properties surrounding the subject property are located within the same R-5 Single-Family Residential Zoning District. Within the area of the subject property, properties are improved with single-family dwellings.

### **Affordability**

The median household income for the Richmond region is currently \$68,529 per year. The affordability threshold is 30% of household income towards housing costs, which equates to \$20,559 per year, or \$1,713 per month, or less to avoid a housing cost burden.\* Based upon the median household income for the Richmond region and the

estimated rental price of \$900 per month provided by the applicant, the dwelling unit is projected to be affordable to households making 88% of, or 12% below, the Area Median Income (AMI).

*\*(U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates)*

### **Neighborhood Participation**

Staff notified area residents and property owners and the Washington Park Civic Association. No letters of support or objection to the proposed SUP have been received.

**Staff Contact:** David Watson Senior Planner, PDR, Land Use Administration, 804-646-1036