



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-023: To authorize the special use of the property known as 3112 Woodcliff Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

3112 Woodcliff Avenue

PURPOSE

The applicant is requesting a Special Use Permit for one single-family detached dwelling in the R-5 Single Family Residential District. The single-family dwelling is a permitted use but feature requirements regarding lot area and lot width cannot be met. Therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that this proposal contributes to Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options” (Richmond 300, p. 109), as the proposed dwelling will be located within walking distance to the Six Points Neighborhood Node.

Staff finds that the proposal is consistent with the recommendations of the City’s Master Plan pertaining to Objective 4.1 to “Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city” (Richmond 300, p. 100).

Staff finds that the single-family use is consistent with the City’s Master Plan future land use designation of Residential, where single family residences are described as a primary use (Richmond 300, p. 54).

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 request.

FINDINGS OF FACT

Site Description

The property is located in the Highland Terrace neighborhood between Craigie Avenue and Highland View Avenue. The property is currently a 4,200 square foot (0.096 acre) parcel of land.

The current zoning for the property is R-5 Single-Family Residential. Adjacent properties are within the same R-5 District. The area is generally residential properties.

Proposed Use of the Property

A single-family detached dwelling.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

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-5 Single-Family Residential Zoning District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.4. - Lot area and width.

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

The proposed lot area is 2,100 sq. ft,

The proposed lot width is 30 ft.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed three stories, 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.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

- Prior to the issuance of a building permit for the Special Use, the establishment 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

The surrounding land uses are primarily residential.

Affordability

The median household income for the Richmond region is currently \$109,400 per year.* The affordability threshold is 30% of household income towards housing costs, which equates to \$32,820 per year, or \$2,735 per month, or less, to avoid a housing cost burden. Rental estimates are not yet available for this project.

**(U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Regional)*

Neighborhood Participation

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

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