



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-172: To authorize the special use of the property known as 308 Oak Lane for the purpose of a single-family detached dwelling, with driveway access to the street exceeding nine feet in width, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2024

PETITIONER

Baker Development Resources

LOCATION

308 Oak Lane

PURPOSE

The subject property is in the R-1 Single-Family Residential District and the zoning ordinance prohibits driveways greater than nine feet in width. The proposed reconfigured driveway will have two points of access and will have a total width greater than nine feet. Therefore, a Special Use Permit is requested.

SUMMARY & RECOMMENDATION

Staff finds that the proposed use is permitted by the underlying zoning of the property and is consistent with the historic pattern of development in the area, which includes single-family detached dwellings with driveways.

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 special 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 .445-acre subject property is located on the western side of Oak Lane between Grove Avenue and Harlan Circle. The property is not serviced by an alley.

Proposed Use of the Property

A single-family detached dwelling with a driveway greater than nine feet in width.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

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

Zoning Administration provided the following comments:

The subject property is located within an R-1 (Single-Family Residential) zoning district. There is an existing driveway curb cut for the subject property along Oak Lane, any additional driveway curb cut would require special approval (SUP).

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling, with driveway access to the street exceeding nine feet in width, substantially 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 neighborhood is in the R-1 Single-Family Residential District and contains primarily single-family dwellings.

Neighborhood Participation

Staff notified the Hampton Gardens Civic Association as well as area residents and property owners. No comments in support or opposition have been received.

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