



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-147 To authorize the special use of the property known as 1811 Blair Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2025

PETITIONER

William Gillette – Baker Development Resources

LOCATION

1811 Blair Street

PURPOSE

The applicant is requesting a Special Use Permit for two single-family detached dwellings in an R-5 District. While the single-family use is permitted in the district, a number of underlying feature requirements, including, lot area, lot width, yards, and lot coverage, 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 single-family dwellings are identified as a primary use.

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 Randolph neighborhood on Blair Street between South Meadow and South Allen Street. The property is currently a 6,088 square foot (0.13 acre) parcel of land.

Proposed Use of the Property

Two single-family detached dwellings.

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

Sec. 30-410.4 – Lot area and width

-Lot area must be a minimum of 6,000 square feet and lot width must be a minimum of 50 feet

The proposed 1811 Blair Street lot is 3,014 square feet in area and 24.5 feet wide.

The proposed 1811 ½ Blair Street lot is 3,075 square feet in area and 25 feet wide.

Sec. 30-410.5 – Yards

-Side yard setbacks must be a minimum of 5 feet

Side yard setbacks of 3.3' along the northeastern property line and 1.2' along the northwestern property line for 1811 and 1.9' along the northeastern property line and 3.1' along the northwestern property line for 1811 ½ are proposed.

Sec. 30-410.6 – Lot coverage

-Lot coverage in the R-5 Single-family residential district must be equal to or less than 35 percent of the area of the lot.

52.61% percent lot coverage is proposed for 1811 Blair.

This special use permit would impose development conditions, including:

- (a) The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- (b) No less than three off-street parking spaces shall be required for the Special Use, substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of a building permit for the Special Use, the establishment of no more than 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 residential.

Neighborhood Participation

Staff notified the Randolph Neighborhood Association 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