



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-046 To amend Ord. No. 2008-270-261, adopted Nov. 10, 2008, as previously amended by Ord. No. 2003-296-255, adopted Sep. 8, 2003, which authorized a Community Unit Plan at 1300 Westwood Avenue for a mixed-use development consisting of a maximum of one hundred forty residential units, a community center with reception facility and non-medical office, a preventative healthcare facility, two private schools, and a fifty unit dormitory, and modified the plan for the fence required between the subject property and 1409 Palmyra Avenue, to modify the plan for the development of tennis courts. (3rd District)

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

PETITIONER

Jennifer Mullen

LOCATION

1402 Westwood Avenue

PURPOSE

The applicant is requesting an amendment to a previously approved Community Unit Plan located at 1402 Westwood Avenue. The amendment is to authorize the development of six tennis courts.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Residential. Institutional uses are identified as secondary uses in this designation. The proposal is a part of the larger Community Unit Plan and is within an Institutional zoning district.

Staff further finds that the proposed Community Unit Plan Amendment will continue to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets, and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

Therefore, staff recommends approval of the preliminary community unit plan amendment request.

FINDINGS OF FACT

Site Description

The property is located in the Laburnum Park neighborhood on Westwood Avenue between Gloucester Road and Lamont Street.

Proposed Use of the Property

Six tennis courts.

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

The current zoning for this property is I – institutional District.

The amended ordinance includes a new plan set for the property located at 1402 Westwood Avenue. This Plan set is titled, "the 2025 Plan".

The amended ordinance requires that after receiving a report from the Director of Planning and Development Review, the Commission shall, by formal resolution, approve the 2025 Plan as a final plan if it finds that the requirements of Section 30-456.4, of the Code of the City of Richmond (2020), as amended; are met and that such plan is consistent with objectives of the preliminary plan as adopted by the Council and not in conflict with any conditions specified by the Council.

Surrounding Area

The surrounding land uses are residential and institutional.

Neighborhood Participation

Staff notified the Ginter Park residents Association and the Sherwood Park Civic Association, area residents and property owners. Staff has received public comment regarding this request. All public comment that has been received is attached to the agenda file.

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