



CITY OF RICHMOND

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

Ord. No. 2025-113: To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to ~~[one]~~ two single-family detached dwellings, ~~[two]~~ one two-family detached dwellings, and four single-family attached dwellings, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: September 16, 2025

PETITIONER

Baker Development Resources

LOCATION

3200 2nd Avenue

SUMMARY

The applicant is requesting a Special Use Permit to authorize up to two single-family detached dwelling, one existing two-family dwelling, and four single-family attached dwellings within the R-6 Single-Family Attached Residential District. In total, there will be eight dwelling units on the property.

While the uses are permitted, certain lot feature requirements, including lot area, lot width, unit width, and front and side yards, are not met. A Special Use Permit is, therefore, requested.

RECOMMENDATION

Staff finds that the construction of two single-family detached dwelling and four single-family attached dwellings is consistent with the City's Master Plan future land use designation of Residential, which is described as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Single-family houses are described as appropriate primary uses and duplexes as appropriate secondary uses in this designation (Richmond 300, p. 56).

The subject property is located near the Six Points Neighborhood Node. Staff finds that this proposal contributes to Objective 6.1 of the Richmond 300 Master Plan 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).

Staff finds that, under current zoning regulations, this property could be developed by right with six single-family attached dwelling units. Although this request proposes a higher density than allowed by the underlying zoning district, it preserves an existing dwelling unit. The preservation of the existing dwelling unit aligns with Goal 14 of the Richmond 300 Master Plan, which aims to "preserve, expand, and create mixed-income communities by maintaining existing housing units and developing new ones" (Richmond 300, p. 172). This proposal will retain one existing dwelling

and add six new units across six additional structures.

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 in North Highland Park neighborhood on the northwest corner of 2nd Avenue and Burns Street. The 14,700 square foot parcel is improved with a 1,910 square foot single-family dwelling that will remain as part of the proposed redevelopment.

Proposed Use of the Property

Two single-family detached dwelling;
One existing two-family dwelling; and
Four single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

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

Zoning Administration provided the following comments:

The applicant is proposing to retain the existing dwelling on the parcel and divide the Property into a total of seven lots and construct four new single-family attached dwellings, one single-family detached dwelling, and one two-family detached dwelling on the Property. Several R-6 zoning requirements (lot area, lot width, unit width, front and side yard setbacks, lot

coverage) cannot be met, therefore an SUP is required.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to [~~one~~] two single-family detached dwellings, [~~two~~] one two-family detached dwellings, and four single-family attached dwellings, substantially as shown on the Plans.
- A private access easement shall be provided for the Special Use to allow for the collection of refuse, substantially as shown on the plans.
- No fewer than three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be 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.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to seven 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.
- The Owner shall make improvements within the right-of-way, including the installation of new sidewalk, six street trees, and additional buffer elements along Burns Street and 2nd Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The extended neighborhood is within the R-6 Single-Family Attached Residential District. The remaining properties contain primarily residential uses.

Neighborhood Participation

Staff notified area residents, property owners, the North Highland Park Civic Association, the Upper Reservoir District Civic Association, and the Highland Park Plaza Civic Association. All public comment received pertaining to this request has been included in the agenda file.

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