



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-309: To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, under certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 3, 2024

PETITIONER

Baker Development Resources

LOCATION

5220 Euclid Avenue

PURPOSE

The applicant is seeking a Special Use Permit to allow the construction of eleven single-family attached dwellings within an R-5 Single-Family Residential District. The proposed development does not comply with certain R-5 zoning standards, specifically those related to lot area and the required front and side yard widths. As a result, the applicant is requesting a Special Use Permit to authorize the project.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Residential land use category, which supports single-family dwellings upon a gridded street pattern.

Staff also finds that the proposed site design aligns with objectives 4.1n. and 4.1o, which aim to "Prohibit driveways for new small-scale residential buildings on blocks that have alley access" and "Increase building permeability by requiring new buildings to have functioning entrances from the sidewalk". Staff worked with the applicant to extend existing public sidewalks and alleyways, and to connect Euclid Avenue which will provide safe pedestrian and vehicle access between Nelson and Ashley streets. (p. 100)

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 Fulton neighborhood on Euclid Avenue between Nelson and Ashley Streets. The property is currently a 30,492 square foot (.71 acre) vacant parcel of land.

Proposed Use of the Property

11 single-family detached dwelling units. The proposed density of the parcel is 11 units upon .71 acres, or approximately 15 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as neighborhoods "...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 conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-410.4. – Lot areas and widths.

The current lot area requirement is 6,000 sq. ft. The proposed lots are 2,750 sq. ft.

Sec. 30-410.5(1)(2) – Yards

The current front yard requirement is 25 ft. The proposed front yards are 15 ft.

The current side yard requirement is 5 ft. The proposed side yards are 3 ft.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to eleven single-family detached dwellings, substantially as shown on the Plans.
- No fewer than eleven 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 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 any building permit for the Special Use, the establishment of up to eleven 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.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- The Owner shall make improvements within the right-of-way, including street improvements along Euclid Avenue, installation of a new sidewalk on the east side of Euclid Avenue, eleven street trees along Euclid Avenue, and public alley-way improvements, 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

All adjacent and nearby properties are located within the same R-5 zone. The area is primarily single family residential, with some two-family residential present in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, and the Greater Fulton Civic Association. Staff has received letters of opposition from nearby residents.

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