



CITY OF RICHMOND

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

Ord. No. 2025-052: To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2025

PETITIONER

Umer Khalil, Sinddhu Investment Group, LLC

LOCATION

3122 2nd Avenue

SUMMARY

The applicant is requesting a Special Use Permit to authorize the creation of five new lots. The proposal calls for the construction of two single-family detached, and two single-family attached dwellings on the new lots.

The proposed uses are permitted in the R-6 Single-Family Attached Residential District where the property is located. The subdivision will create parcels that do not meet all the lot feature requirements of the zoning district. Therefore, a Special Use Permit is therefore requested.

RECOMMENDATION

Staff finds that the construction of two single-family detached, and two single-family attached dwellings is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, which is described as existing or new highly walkable urban neighborhoods that are predominantly residential. The proposed single-family attached and detached dwellings are described as primary uses (Richmond 300, p. 56). The area around 3122 2nd Avenue is predominately designated Neighborhood Mixed-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 in North Highland Park neighborhood on the southwest corner of 2nd Avenue and Burns Street. The 14,700 square foot parcel is improved with a 2,130 square foot single-family dwelling that will remain as part of the proposed redevelopment.

Proposed Use of the Property

Single-family attached and detached dwellings.

Master Plan

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-Uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

As proposed, the intent is to reconfigure the subject property and create three (3) new independent lots fronting on 2nd Ave, with one of the lots retaining the existing single-family detached dwelling and two (2) new independent vacant lots fronting on Burns Street. Zoning: The subject property is located within an R-6 (Single-Family Attached Residential) zoning district. The R-6 District permits single-family detached, single-family attached and two-family detached dwellings as permitted principal uses by-right. Single-family detached dwellings require a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings. Single-family attached dwellings require a minimum lot area of not less than two thousand two hundred square feet (2,200 SF). There is no minimum lot width requirement. However, no

individual attached dwelling unit shall be less than sixteen feet (26') in width.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to three single-family detached dwellings and two single-family attached dwellings, substantially as shown on the Plans.
- All elevations and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.
- All mechanical equipment, including heating, ventilation, and air conditioning units, 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 certificate of occupancy for the Special Use, the subdivision of the Property into up to five 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 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. Staff has received no inquiries regarding the proposal.

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