



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-076: To amend Ord. No. 2023-349, adopted Dec. 11, 2023, which authorized the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions, to revise the plans, upon certain terms and conditions. (7th District)

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

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

5204 Campbell Avenue

PURPOSE

The applicant is requesting a Special Use Permit Amendment which would maintain the existing dwelling at 5204 Campbell Avenue while constructing a single dwelling upon the approved lot split which created 5202 Campbell Avenue¹. The properties are located within an R-5 Single-family Residential District and do not meet the requirements of sections 30-410.4 and 30-410.5 concerning lot area, lot width, and yards, respectively. Therefore, a Special Use Permit amendment is required.

RECOMMENDATION

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Staff has reviewed the application and finds the proposal is generally consistent with the Residential recommendations and neighborhood context. While the resulting lots are slightly smaller in size than the typical lot in the area, the proposed residential density is within the recommended range for residential development, at 10 units per acre.

Staff finds that the proposal is consistent with Richmond 300 Objective 4.1 to "Create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City" (Richmond 300, p. 100).

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter relative to the granting of Special Use Permits are met. 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.

¹ The previously adopted ordinance allowed the construction of two new single-family dwellings and allowed for the demolition of the existing dwelling.

FINDINGS OF FACT

Site Description

The property is located in the Fulton neighborhood between Nelson and Vista Streets. The property is currently an 8,700 square foot (0.2 acre) parcel of land.

Proposed Use of the Property

The proposed use is two, single-family detached dwellings. The density of the proposed would be 2 units upon .2 acres of land or approximately 10 units per acre.

Master Plan

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

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 the property is R-5 Single-Family Residential. Single-family attached dwellings are not a permitted principal use within the R-5 district.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.

- No less than ~~[two]~~ one off-street parking ~~[spaces]~~ space 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 any building permit for the Special Use, the establishment of 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

Adjacent properties to the north, south, and east are within the same R-5 District. The area is primarily residential properties.

Neighborhood Participation

Staff notified area residents and the Greater Fulton Civic Association. Staff has received no letters to date.

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