



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-156: To authorize the special use of the properties known as 5219 Euclid Avenue, 5221 Euclid Avenue, and 5221 1/2 Euclid Avenue for the purpose of up to six single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2026

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

5219, 5221, and 5221 ½ Euclid Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize six single-family detached dwellings within an R-5 Single-Family Residential District, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot areas and widths, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020). A Special Use Permit is therefore required.

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 expand existing public sidewalks and alleyways, and to complete the planned connection of Euclid Avenue which will provide safer pedestrian and vehicle access between Nelson and Ashley streets. (p. 126)

Staff find that due to all findings summarized above, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The properties are located in the Fulton neighborhood on Euclid Avenue between Nelson and Ashley Streets. The properties are currently a collection of 3, unimproved, contiguous parcels totaling 15,000 square feet (.33 acres).

Proposed Use

Single-family detached dwellings. The proposed density is six units upon .33 acres or 18 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 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.

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 parcel is R-5 Single-Family Residential District. The proposed use does not conform to the following sections of the Zoning Ordinance:

Sec. 30-410.4. - Lot area and width.

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

Proposed lot areas are 2,500 square feet.

Proposed lot widths are 25 feet.

Sec. 30-410.5. - Yards.

Yard regulations in the R-5 Single-Family Residential District shall be as follows:

(1) Front yard. There shall be a front yard with a depth of not less than 25 feet

Proposed front yards are 15 feet.

(2) Side yards. There shall be side yards of not less than five feet in width

Proposed side yards are 3 feet.

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

- The Special Use of the Property shall be as up to six single-family detached dwellings, 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 adjoining public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to six 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 substantially as shown on the Plans, including without limitation the installation of (i) new pavement and curb and gutter along that portion of Euclid Avenue shown and labeled as "EUCLID AVE CONNECTION" on the Plans, (ii) a new sidewalk on the west side of Euclid Avenue, (iii) six street trees along the west side of Euclid Avenue, and (iv) gravel on that portion of the public alley shown and labeled as "PUBLIC ALLEY GRAVEL EX. +/-26' R/W" on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works

Surrounding Area

The area is primarily single-family residential uses. The properties are within walking distance to the commercial uses at the intersection of Williamsburg and Darbytown Roads.

Neighborhood Participation

Staff notified local residents and the Greater Fulton Civic Association of the proposed Special Use Permit. To this date, public comment letters have been received.

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