



## CITY OF RICHMOND

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

**Ord. No. 2025-116** To authorize the special use of the property known as 2903 Brook Road for the purpose of one single-family detached dwelling and one accessory structure, upon certain terms and conditions. (3<sup>rd</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 3, 2025

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#### **PETITIONER**

William Gillette, Baker Development Resources

#### **LOCATION**

2903 Brook Road

#### **PURPOSE**

The applicant is requesting a Special Use Permit to allow for the construction of one single-family detached dwelling and one accessory structure in a R-5 Single-Family District. Underlying zoning requirements regarding yards, lot area and lot width cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

#### **RECOMMENDATION**

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Residential, where single-family dwellings are considered a primary use.

Staff finds that while the proposed lot area and width do not meet current zoning regulations, they are consistent with the historic pattern found throughout the neighborhood.

Staff finds that the subject property is located less than a mile from the VUU/Chamberlayne Neighborhood Node. This proposal supports Objective 6.1 of the City's Master Plan which highlights the need to increase the number of residents at Nodes.

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Virginia Union neighborhood on Brook Road between Sherwood Avenue and Hammond Avenue. The property is currently a vacant 4,270 square feet (0.098 acre) parcel of land.

## **Proposed Use of the Property**

One single-family detached dwelling and one accessory structure.

## **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**

The current zoning for this property is R-5 Single-Family Residential District. The following features of the proposed development do not comply with the current zoning regulations:

### 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.

*A lot area of 4,260 square feet is proposed*

*A lot width of 35 feet is proposed*

### Sec. 30-410.5 Yards

Rear yard. There shall be a rear yard with a depth of not less than five feet.

*A rear yard setback of 2 feet is proposed*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one single-family detached dwelling and one accessory structure, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed three 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.

**Surrounding Area**

The surrounding land uses are residential.

**Neighborhood Participation**

The Edgehill Chamberlayne Court Civic Association, area residents and property owners. Staff has received a letter of support from the Edgehill Chamberlayne Court Civic Association regarding the proposal.

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