



# CITY OF RICHMOND

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

**Ord. No. 2024-063:** To authorize the special use of the property known as 1906 Wood Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (6th District).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 19, 2024

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### **PETITIONER**

Baker Development Resources

### **LOCATION**

1906 Wood Street

### **PURPOSE**

The applicant is requesting a Special Use Permit to authorize two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is, therefore, required.

### **RECOMMENDATION**

Staff finds the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Neighborhood Mixed-Use category.

The proposed dwellings are in close walking distance to GRTC bus route 5, which connects to the Downtown Transfer Station and Carytown. Staff finds that this proposal contributes to Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options." (Richmond 300, p. 109).

Staff further finds that the proposal is consistent with 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. Staff finds that the proposed use would not be detrimental to the general welfare of the community involved, would not create congestion in the streets in the area involved, and would not create hazards, overcrowding of land, or interfere with public requirements and adequate light and air.

Therefore, staff recommends approval of the Special Use Permit request.

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## **FINDINGS OF FACT**

### **Site Description and Surrounding Area**

The subject property is in the Whitcomb neighborhood and is currently a vacant 10,695 square foot (0.246 acre) parcel of land. The property is situated on a block bounded by Mecklenburg Street, Lebanon Street, Whitcomb Street, and Wood Street. The current zoning for the property is R-5 Single-family Residential District and is situated near the M-2 Industrial District to the west, R-53 residential to the north and south, and R-5 residential zone to the south and east. The immediate vicinity primarily contains single-family dwelling uses and is nearby other uses, including multifamily residential, commercial, office, institutional and open space. The density of the proposed application is two dwelling units upon 0.246 acres or 8.145 units per acre.

### **Proposed Use of the Property**

Two single-family detached dwellings

### **Master Plan**

The Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use, which is defined as, "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government." (Richmond 300, p. 56).

### **Zoning**

The property is located in the R-5 Single-Family Residential District. The plan calls for a lot split to construct two (2) new single family detached dwellings. Both proposed single-family dwellings

do not meet certain feature requirements relative to lot area and width; therefore, a Special Use Permit is required to be adopted by City Council to permit the use.

### **Ordinance Conditions**

If adopted, the Special Use Permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- No fewer than two 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, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- 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 a building permit for the Special Use, the establishment of up to 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
- 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 the installation of one street tree along Wood Street, substantially as shown on the Plans,

### **Neighborhood Participation**

Staff notified area residents, property owners, as well as the Eastview Civic League Civic Association. Staff has received no letters regarding the proposal.

### **Reviewing Planner**

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### **Staff Contact**

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