



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-228 To authorize the special use of the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (7th District)

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

PETITIONER

Baker Development Resources

LOCATION

1103 Carlisle Avenue and 1105 Carlisle Avenue

PURPOSE

The applicant is requesting a special use permit to authorize the construction of four single-family detached dwellings. Lot feature requirements regarding lot area and width cannot be met. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that the subject property is designated as Residential on the Future Land Use Map in the Richmond 300 Master Plan. Single-family dwellings are identified as a primary use for this designation.

Staff finds that the proposal includes the installation of a sidewalk and the preservation of an existing street tree. Objective 4.4 and Objective 8.1 of the City's Richmond 300 Master Plan both address the need to improve the pedestrian experience of Richmond neighborhoods by installing pedestrian infrastructure such as sidewalks. Objective 8.1 calls for the need to, "require developers to construct sidewalks and street trees as part of their development projects, including single-family infill developments in neighborhoods. This project is an example of how to successfully develop an infill project.

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.

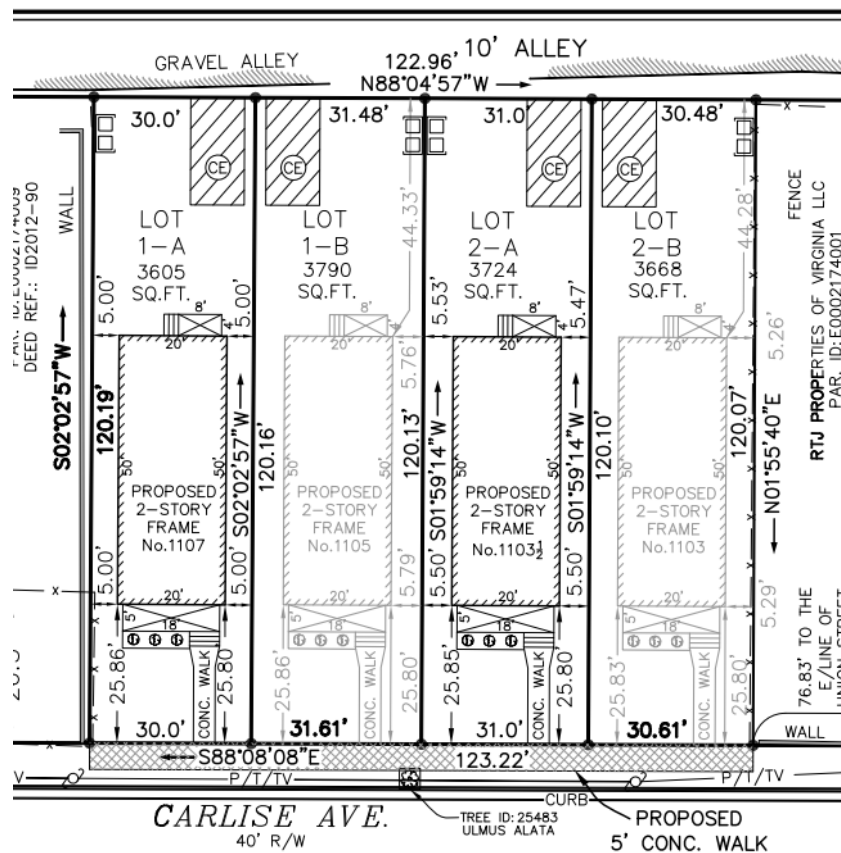
FINDINGS OF FACT

Site Description

The properties are in the Fulton neighborhood on Carlisle Avenue between Union Street and Tompkins Street. Each lot is approximately 14,790 square feet +/- (0.16 acres) in area. Building

permits have already been secured for the two dwellings indicated in lighter grey on the proposed site plan. These two homes can be constructed by-right prior to the proposed lot subdivisions.

However, to build the additional two single-family dwellings shown in the proposal, a special use permit is required, as the resulting lots would not meet the minimum lot area and lot width requirements of the R-5 Single-Family Residential zoning district.



Proposed Use of the Property

Four single-family detached dwellings.

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.

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:

30-410.4 – Lot area and width

The required lot area shall not be less than 6,000 square feet with a width of no less than 50 feet.

An average lot area ranging from 3,605 square feet to 3,724 square feet is proposed with lot widths ranging from 30 feet to 31 feet.

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to four single-family detached dwellings, substantially as shown on the Plans.
- No less than four off-street parking spaces shall be required for the Special Use.
- 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 public right-of-way.

Surrounding Area

The surrounding area is primarily residential with pockets of commercial and open space.

Neighborhood Participation

Staff notified the Greater Fulton Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

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