



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-172: To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: August 19, 2025

PETITIONER

Baker Development Resources

LOCATION

1711 Georgia Avenue and 1715 Georgia Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize subdividing the subject property into two parcels that will not satisfy the lot feature requirements of the underlying R-5 Single-Family Residential District. A special use permit is requested to facilitate this proposal.

RECOMMENDATION

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Residential. This future land use category identifies single-family dwellings as appropriate primary uses.

Staff finds that the proposed dwellings maintain the character of the existing street, while still reflecting the recommendations of the City's Master Plan. Staff also finds the proposed dwelling units are consistent with the surrounding area, which contains single-family detached dwellings.

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 18,526 square foot combined properties are located on the eastern side of Georgia Avenue near its intersection with New York Avenue. The properties have 160 feet of road frontage and 117 feet of depth. A single-family detached dwelling is on the site.

Proposed Use of the Property

Four single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

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 Administrations Comments

Zoning Administration offers the following comments:

The property is in the R-5 (Single-Family Residential) zoning district. The proposed use is to subdivide both 1711 and 1715 into four (4) lots and construct two (2) single-family detached dwellings. Single-family dwellings are a permitted principal use.

R-5 Feature Requirements:

Lot area and Width: *The R-5 district requires a lot area of no less than 6,000 square feet. The supplemental section of the ordinance allows the requirement to be reduced no more than 10% which allows a 45' lot width requirement.*

1711 Georgia Ave proposes a lot area of 3,468 sq. ft. and a lot width of 30 feet; this lot does not meet the requirement.

1713 Georgia Ave proposes a lot area of 3,741 sq. ft. and lot width of 30 feet; this lot does not meet the requirement.

1715 Georgia Ave proposes a lot area of 6,947 sq. ft and a lot width of 60 feet; this lot does meet the requirement.

1717 Georgia Ave proposes a lot area of 4,640 sq. ft. and a lot width of 40 feet; this lot does not meet the requirement.

Front Yard: *The R-5 requires a front yard of no less than 25'.*

1713 and 1711 both meet the requirement.

1715 has an existing front yard of 21.32' which does not meet the requirement.

1717 has a proposed front yard on Georgia Ave of 21.3. The lot at 1717 Georgia Ave has a proposed front yard of 21.3 along Georgia Ave and 12.3' along New York Ave. Per the supplemental section of the ordinance, 1717 has two front yards because it is adjacent to an alley which requires the setback to be the same as the front yard setback requirement of 25' on both Georgia Ave and New York Ave. The requirement is not met for either yard.

Side Yard: *The R-5 requires a side yard setback of no less than 5'.*

1711 and 1713 are both proposing 5' side yards which does meet requirements.

1715 proposes a 5' side yard setback on the north side of the dwelling which does meet the requirement however, compliance cannot be determined for the southern side of the property. Please identify and label the attached structure shown on the southern side of the dwelling and list the accurate setback from that structure, in addition to the 5.9' setback already shown to determine compliance.

Ordinance Conditions

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

- The Special Use of the Property shall be as up to four single-family detached dwellings.
- 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, including heating, ventilation, and air conditioning units, 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 up to four 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

The current zoning for this property, and surrounding properties, R-5 Single-Family Residential. The properties in the neighborhood contain primarily single-family dwellings. The density of the proposed is four units upon .425 acres or 10 units per acre.

Neighborhood Participation

Staff notified Maymont Civic League and surrounding property owners. They Maymont Civic League has provided a letter of support. All additional public comment that has been received on this request has been included with the agenda packet.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036