



## CITY OF RICHMOND

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

**Ord. No. 2019-175:** To authorize the special use of the property known as 1101 Oakwood Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 15, 2019

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#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

1101 Oakwood Avenue

#### **PURPOSE**

To authorize the special use of the property known as 1101 Oakwood Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to construct a two-family detached dwelling on a vacant lot, which is not a permitted use within the R-5 Single-Family Residential District. A special use permit is therefore required.

Staff finds the proposal is generally in keeping with the historic pattern of development in the area and would help to further efforts to improve the many vacant parcels within the area and provide a diversity of housing options. These efforts contribute to the stabilization of the neighborhood, as recommended by the Master Plan.

Staff finds that, due to the inclusion of three off-street parking spaces on the property, the two-family detached dwelling will not have an undue burden on the availability of on-street parking in the neighborhood.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. 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 subject property consists of a 3,406 SF (.08 acre) parcel of land located on Oakwood Avenue between Chimborazo Boulevard and Blakey Street. The property is a part of the Oakwood neighborhood in the City's East Planning District.

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

A two-family detached dwelling with three off-street parking spaces. The density of the proposal is approximately 25 units per acre.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family Low Density land uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133).

Specifically for the East District, the Master Plan states "vacant and deteriorating housing is a problem district wide...A continued need exists to stabilize older low income residential neighborhoods such as...Oakwood" (p. 163).

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-5, Single Family Residential. The special use permit would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.

(b) Three on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

(d) All building materials and elevations shall be substantially as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

4(c) 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.

**Surrounding Area**

The current zoning for this property and adjacent properties is R-5 Single-Family Residential. Single- and two-family residential uses predominate the area, with some institutional and commercial land uses present as well.

**Neighborhood Participation**

Staff has received a letter of opposition from a resident and a letter of support from the Church Hill Central Civic Association for this application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration 804-646-6304