



## CITY OF RICHMOND

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

**Ord. No. 2025-079** To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions. (1<sup>st</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 6, 2025

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#### **PETITIONER**

William Gillette, Baker Development Resources

#### **LOCATION**

3801 Hanover Avenue and 3803 Hanover Avenue

#### **PURPOSE**

The applicant is requesting a Special Use Permit to authorize the construction of eight single-family attached dwellings in addition to two existing dwellings in a R-5 Single-Family district. Single-family attached dwellings are not a use permitted in the R-5 district. 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. This land use designation identifies single-family dwellings as an appropriate primary use.

While located in a Residential future land use designation, the subject property is on the edge of the designation. The opposite side of North Hamilton Street has a Community Mixed-Use designation. Places that are found at the edges of the Residential land use designation may become denser and become more connected to frequent transit options, reducing the need for auto-dependent design (p. 80, Richmond 300).

Staff finds that the subject property is located along North Hamilton Street, which is identified as a Major Mixed-Use Street (p. 98, Richmond 300). Major-Mixed Use Streets are ideal locations for transit stops. The subject property is located in close proximity to the Grove and Hamilton bus stop, which can connect residents to places such as the University of Richmond and Virginia Commonwealth University without the need for a car.

Furthermore, this Street Typology calls for the incorporation of streetscape features, including street trees. In addition to retaining the existing trees, the proposal includes the addition of three new street trees along North Hamilton Street.

Staff finds that the proposal is an appropriate transition from the lower density neighborhood to the denser land uses that are found across North Hamilton Street. The proposed dwellings have a third floor that steps-back from the street. Objective 4.1 (i) encourages, "design approaches that support creative solutions for transitions among varying intensities of building types and land uses" (p. 126, Richmond 300).

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 Colonial Place neighborhood on Hanover Avenue between Reveille Street and North Hamilton Street. The properties currently have a combined square footage of 17,163 (0.39 acres). Each lot is improved with a single-family detached dwelling. The existing dwellings will be retained.

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

Eight single-family attached dwellings and two 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, "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. 30-410.1 – Permitted principal uses

-Single-family attached dwellings are not permitted

*The proposed use includes eight single-family attached dwellings.*

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

- The Special Use of the Property shall be as up to two single-family detached dwellings and eight single-family attached dwellings, 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.
- Private trash collection shall be provided for the Special Use.
- 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 ten 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 surrounding land uses are residential.

### **Neighborhood Participation**

Staff notified the Grove Crest Colonial Place Civic Association, area residents and property owners. Staff has received several letters regarding this request, which have been included on the agenda as part of the application packet.

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