



# CITY OF RICHMOND

## Department of Planning & Development Review

### *Staff Report*

**Ord. No. 2022-341:** To authorize the special use of the property known as 4337 Shackelford Road 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:** December 5, 2022

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#### **PETITIONER**

Jesse R. Penn, III

#### **LOCATION**

4337 Shackelford Road

#### **PURPOSE**

To authorize the special use of the property known as 4337 Shackelford Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The proposal is to construct a two-family detached dwelling. This use does not meet the requirements of section 30-408.1, regarding permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the four off-street parking spaces included within the proposal's design.

Staff finds that the proposed residential use would generally follow R-4 standards for setbacks and building height, would be consistent the residential density range specified for the Residential land use designation of the Richmond 300 master plan, and would be consistent with the recommendations of the master plan pertaining to Objective 14.3 to create "10,000 new affordable housing units for low- and very low-income households over the next 10 years." The new units are estimated to be affordable to households that are below the Regional Area Median Income. (p. 152)

Staff finds that the proposed use would be consistent with the City's Richmond 300 Master Plan pertaining to Objectives 6.1(b) and 15.1(a) which seek to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options", and "Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles." The proposed two-family detached dwelling is within walking distance to the Walmsley Boulevard GRTC route, which is one of four transit lines serving residents in the southern most portion of the City. (p. 109)

Staff further finds that there exists some precedent for Special Use Permits of similar type in the vicinity including the two-family dwelling approved via special use permit in 2021 at 4331 Shackelford Road and the two-family dwelling located at 4234 Angus Road which received Special Use Permits for two-family dwellings in 2021 and 1977, respectively.

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 .23 acre (10,200 SF) unimproved parcel of land. The property is located in the Walmsley neighborhood along Shackelford Road between Angus and Vial Roads.

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

The applicant is proposing a Special Use Permit which would authorize a two-family detached dwelling.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...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." (p. 54).

The density of the proposed use is approximately 9 units per acre.

### **Zoning and Ordinance Conditions**

The current zoning for the subject parcel is R-4 Single Family Residential Zoning.

The City's Zoning Administration reviewed the application and provided the following comments:

#### *Zoning and Use:*

The subject property is zoned R-4 Single-Family Residential district, which does not allow two-family dwellings as permitted principal uses.

The following conditions were attached and made a part of the proposed ordinance:

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

(b) No fewer than four off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) 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.

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**

Surrounding properties are within the same R-4 District. The area is dominated by single-family dwellings with the exception of an R-48 Multifamily Residential District directly south of the property across Walmsley Boulevard.

### **Affordability**

The median household income for the Richmond region is currently \$71,223 per year.\* The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden. Based upon the median household income for the Richmond region, and the estimated pricing provided by the applicant, the proposed rental units are projected to be affordable to households making approximately 84% of the Area Median Income (AMI) affordability threshold\*\* These units are projected to be affordable to more than half of Richmond regional households.

*\*(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates)*

*\*\* (Based upon Virginia Housing fixed-rate, 30-year mortgage, with 20% down and 4% interest)*

**Neighborhood Participation**

Staff notified area residents and the Amthill Civic Association of the proposed Special Use Permit. Staff has not received a letter of support or opposition for this application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734