



## CITY OF RICHMOND

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

**Ord. No. 2025-095** To authorize the special use of the properties known as 3401 Rosewood Avenue and 3405 Rosewood Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 5, 2026

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

3401 Rosewood Avenue and 3405 Rosewood Avenue

#### **PURPOSE**

The applicant proposes to retain the existing dwelling at 3401 Rosewood Avenue and construct two new single-family detached dwellings. The proposed development does not meet lot feature requirements outlined in code section 30-410.4, concerning lot area and width, and 30-410.5, concerning yards. As a result, a Special Use Permit is necessary to proceed with this request.

#### **RECOMMENDATION**

Staff finds that the proposal is consistent with the recommendations of the City's Richmond 300 Master Plan, in which this property is identified as having a Residential future land use designation. Single-family dwellings are considered a primary use in this designation.

Staff finds that the proposed use would be consistent with the historic pattern of the development in the area, which is primarily 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject properties are located in the Stadium neighborhood on the corner of Rosewood Avenue and Freeman Street. Both 3401 Rosewood Avenue and 3405 Rosewood Avenue are improved with a one-story single-family detached dwelling. Combined, the properties total 9,671 square feet (0.22 acres).

## **Proposed Use of the Properties**

Three single-family detached dwellings. The proposed density is 3 units upon 0.22 acres or 13.6 units per acre.

## **Master Plan**

The City's Richmond 300 Master Plan designates the 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 the properties is R-5 Single-Family Residential. The following features of the proposed development do not comply with the current zoning regulations:

### 30-410.4 – Lot area and width

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

*The following lot area and width is proposed:*

*3401 Rosewood Avenue – 2,824 square feet in area and 35 feet in width*

*3403 and 3405 Rosewood Avenue – 3,371 square feet in area and 30 feet in width*

### 30-410.5 – Yards

The required side yard is a minimum of five feet

*Side yards of 3.7 feet are proposed*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to three single-family detached 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 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 adjoining public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to three 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.
- The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation the installation of two street trees along Rosewood Avenue and the installation of sidewalk along Freeman Road

### **Surrounding Area**

The Stadium neighborhood is just south of I-195 near Carytown. The neighborhood, outside of the City Stadium itself, is generally residential.

### **Neighborhood Participation**

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

**Staff Contact:** Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319