



## CITY OF RICHMOND

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

**ORD. 2025-085:** To authorize the special use of the property known as 4140 Walmsley Boulevard for the purpose of up to two single-family detached dwellings upon certain terms and conditions. (8<sup>th</sup> District)

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

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

4140 Walmsley Boulevard.

#### **SUMMARY**

The applicant is requesting to authorize the subdivision and construction of one single-family home in addition to an existing single-family home. This division cannot meet existing zoning regulations for lot area and width and yard setbacks in the R-3 district, therefore, an SUP is required.

#### **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.

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 26,140.4 sq ft. (.6 acre) parcel of land, on the north line of Walmsley Boulevard, between Clydeswood Avenue and Olive Avenue in the British Camp Farms neighborhood.

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

Retain existing single-family detached home and split the lot to construct one additional single-family detached home.

## **Master Plan**

The City's Richmond 300 Master Plan designates a 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" (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-3 Single-Family Residential. The proposed use does not meet underlying zoning requirements regarding lot area and width. Therefore, a special use permit has been requested.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- 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 public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to two 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 Property and neighborhood surrounding are within the R-3 Single-Family Residential district. Surrounding properties are primarily single-family detached dwellings.

**Neighborhood Participation**

Staff notified area residents and have not yet received feedback. This property is not located within or near a civic association.

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