



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-261: To authorize the special use of the properties known as 4236 Shirley Road and 4240 Shirley Road for the purpose of two single-family detached dwellings, with driveway access to the street exceeding nine feet in width, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2024

PETITIONER

Joe Mullins, Cornerstone Homes

LOCATION

4236 and 4240 Shirley Road

PURPOSE

The subject properties are located in the R-2 Single-Family Residential District, where the zoning ordinance requires front yard driveways to be no wider than nine feet for properties without alley access. Since these properties lack alley access and the proposed driveways will exceed this width, a Special Use Permit is being requested.

RECOMMENDATION

Staff finds that the proposal is consistent with recommendations of the Richmond 300 Master Plan for Residential properties, which lists single-family dwellings as an appropriate primary use.

Staff finds that the proposed development is consistent with the historic pattern of development in the neighborhood, in that the driveways will not exceed twelve feet in width along Shirley Road.

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 special 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 requested Special Use Permit.

FINDINGS OF FACT

Site Description

The combined 1.8779-acre subject properties are located on the northern side of Shirley Road near its intersection with Custis Road to the west. The properties are not serviced by an alley.

Proposed Use of the Properties

Single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses, which consists 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.

Ground Floor: Not applicable.

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 street.

Zoning and Ordinance Conditions

Zoning Administration recommended approval with the following comments:

The proposal is to construct a 12' wide driveway for each parcel off Shirley Road which is the principal street frontage. No alley access is available to serve the subject lot. Permitted driveways within front yards shall not exceed nine feet (9') in width per Sec. 30-404.8.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as two single-family detached dwellings, with driveway access to the street exceeding nine feet in width, 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

Surrounding Area

Properties to the north, south, and east are zoned R-5 Single-Family Residential. Properties to the west are zoned R-1 Single-Family Residential.

Neighborhood Participation

The property is located within the territory of the Cherokee Area Neighbors and the Southampton Citizens Association, and both associations have been notified as well as area residents and property owners.

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