



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-148 To authorize the special use of the properties known as 2201 Fenton Street and 2203 Fenton Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: July 1, 2025

PETITIONER

William Gillette – Baker Development Resources

LOCATION

2201-2203 Fenton Street

PURPOSE

The applicant is requesting a Special Use Permit for three single-family detached dwellings in a R-5 District. While the single-family use is permitted in the district, a number of underlying feature requirements, including lot area, lot width, and yards, cannot be met. 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, where single-family dwellings are identified as a 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.

FINDINGS OF FACT

Site Description

The property is located in the Fulton neighborhood on Fenton Street between Kemp Avenue and Randall Avenue. It is currently a 4,880 square foot (0.112 acre) parcel of land.

Proposed Use of the Property

Three single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the subject area 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.

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 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. 30-410.4 – Lot area and width

-Lot area must be a minimum of 6,000 square feet and lot width must be a minimum of 50 feet

The proposed lot areas are 3,654 square feet.

The proposed width for both lots A and B is 26.67 feet.

The proposed lot width for lot C is 11.6 feet.

Sec. 30-410.5 – Yards

-Side yard setbacks must be a minimum of 5 feet

Side yard setbacks of 3.1' are proposed.

This special use permit would impose development conditions, including:

- (a) The Special Use of the Property shall be as up to three single-family detached dwellings, substantially as shown on the Plans.
- (b) No less than three off-street parking spaces shall be required for the Special Use.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (f) Prior to the issuance of a building permit for the Special Use, the establishment of no more than 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.

Surrounding Area

The surrounding land uses are residential. A city park area is directly diagonal to the site.

Neighborhood Participation

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

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