



CITY OF RICHMOND

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

Ord. No. 2025-153: To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions. (1st District).

To: City Planning Commission
From: Land Use Administration
Date: July 15, 2025

PETITIONER

SMS Architects

LOCATION

304 Oak Lane

PURPOSE

The subject property is in the R-1 Single-Family Residential District. While the proposed accessory structure is a permitted use in this district, the location encroaches into the rear yard setback. Therefore, a Special Use Permit is requested.

SUMMARY & RECOMMENDATION

Staff finds that the proposed use is permitted by the underlying zoning of the property and is consistent with the historic pattern of development in the area, which includes single-family detached dwellings with accessory structures.

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 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 Special Use Permit.

FINDINGS OF FACT

Site Description

The .445-acre subject property is located on the western side of Oak Lane between Grove Avenue and Harlan Circle. The property is not serviced by an alley.

Proposed Use of the Property

A single-family detached dwelling with an accessory dwelling located within the required five-foot rear yard setback.

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 building.

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

Zoning Administration provided the following comments:

The R-1 zoning district requires side and rear yard setback requirements of 10 ft. The proposed accessory structure and covered porch encroach into the required setbacks; therefore, an SUP is required.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as an accessory structure, 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

The surrounding neighborhood is in the R-1 Single-Family Residential District and contains primarily single-family dwellings.

Neighborhood Participation

Staff notified the Hampton Gardens Civic Association as well as area residents and property owners. Staff has received no letters to date.

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