



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-080: To authorize the special use of the property known as 418 Hunt Avenue for the purpose of up to one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (3rd District)

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

PETITIONER

Baker Development Resources

LOCATION

418 Hunt Avenue

SUMMARY

The applicant proposes to subdivide the property in an R-5 district where an existing two-family home exists to create a new lot for a new single-family home. The proposed lot would not meet underlying zoning requirements of lot area and width and yard setbacks. Therefore, a special use permit 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.

FINDINGS OF FACT

Site Description

The property is 8,100 sq ft. (.186 acre) parcel of land, on the north line of Hunt Avenue between Branch Avenue and Woodson Avenue in the Providence Park neighborhood.

Proposed Use of the Property

Retain existing two-family detached dwelling and split the lot to build one single-family 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-5 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 one two-family detached dwelling and one single-family detached dwelling, substantially as shown on the Plans.
- No less than two parking spaces shall be provided 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 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 Circuit Court of the City of Richmond.

Surrounding Area

The Property is within the R-5 Single-Family Residential district. Nearby zoning districts are R-48 Multifamily Residential and B-1 Neighborhood Business District.

Neighborhood Participation

Staff notified area residents and the Providence Park Civic Association and have not yet received feedback.

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