



# CITY OF RICHMOND

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

**Ord. No. 2021-368:** To rezone the property known as 6422 Forest Hill Avenue from the R-2 Single-Family Residential District to the R-4 Single-Family Residential District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 18, 2022

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### **PETITIONER**

Lory Markham – Markham Planning

### **LOCATION**

6422 Forest Hill Avenue

### **PURPOSE**

To rezone the property known as 6422 Forest Hill Avenue from the R-2 Single-Family Residential District to the R-4 Single-Family Residential District.

### **SUMMARY & RECOMMENDATION**

The proposal is to authorize a rezoning of 6422 Forest Hill Avenue from the R-2 Single-Family Residential District to the R-4 Single-Family Residential District which allows for, among other requirements, smaller lots, lesser front and side-yard setbacks, and greater lot coverage than the current R-2 District.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Residential land use category as well as the single-family detached housing pattern that is prevalent in the vicinity.

Since the ordinance has been introduced, the applicant has requested that the ordinance be amended to include a proffer that requires the development to be designed in substantial compliance with the plan entitled "The Enclave at Willow Oaks." The plan shows a 10' forested buffer that will be maintained around the site.

Therefore staff recommends approval of the rezoning request, with an amendment to incorporate the offered proffers into the rezoning.

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### **FINDINGS OF FACT**

#### **Site Description**

The property is located in the Willow Oaks Neighborhood and fronts Forest Hill Avenue. The property consists of approximately 129,373 SF, or 2.97 acres, of land.

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

The proposed rezoning would accommodate single-family detached development of the property.

## **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

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. 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. (p. 54)

This property is located within a designated "Great Street" under the category of "Major Residential Street" which is characterized by the following:

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures (p. 72)

## **Zoning**

The current zoning for this property is R-2 Single-Family Residential. The proposal is to rezone the property to the R-4 Single-Family Residential District to facilitate future development that would be permitted by the regulations of the R-4 district. A layout plan, showing the lot configuration and perimeter buffers has been proffered.

## **Surrounding Area**

Adjacent properties are within the R-2 Single-Family Residential District. The surrounding land uses include primarily residential with some institutional and municipal uses present in the vicinity.

## **Neighborhood Participation**

Staff notified area residents, property owners, and the Willow Oaks/Clevedon Civic Association of the proposed Rezoning. Staff has not received any correspondence regarding the application.

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