



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-229 To authorize the special use of the property known as 2111 Fairfax Avenue for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (8th District)

To: City Planning Commission
From: Land Use Administration
Date: November 3, 2025

PETITIONER

Baker Development Resources

LOCATION

2111 Fairfax Ave

PURPOSE

The applicant seeks to divide a property to build one new two-family detached dwelling and retain the existing single-family dwelling. The lots do not meet the zoning requirements of the R-5 district concerning permitted principal uses. Therefore, a special use permit is required.

RECOMMENDATION

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Staff has reviewed the application and finds the proposal is generally consistent with the designation, which lists duplexes and single-family homes as appropriate primary uses.

Staff finds that the proposal supports Objective 14.5 in the Richmond 300 Master Plan to "Encourage more housing types throughout the city and greater density along enhanced transit." The subject property is located approximately one-tenth of a mile to the east of Richmond Highway/Route 1, which is identified as a Future Enhanced Transit corridor in the Master Plan.

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.

FINDINGS OF FACT

Site Description

The property is located in the Oak Grove neighborhood. The property is currently a 9,438 square foot parcel of land, on the north line of Fairfax Ave, between East 22nd Street and East 21st Street.

Master Plan

The Richmond 300 Master Plan designates the future land use of the subject property as Residential, which is defined as, "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 within the R-5 Single-Family Residential zoning district.

- The Special Use of the Property shall be as up to one single-family detached dwelling and one two-family detached dwelling, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- No fewer than two off-street parking spaces shall be provided, 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.

Surrounding Area

Adjacent properties are also R-5 and surrounding zones consist of B-6, R-7, R-48, and M-1. The immediate area is generally single-family. The density of the proposed use is three units upon .217 acres or approximately 14 units per acre.

Neighborhood Participation

Staff notified the Oak Grove Civic Association, Oak Grove Neighborhood Association, and area residents and property owners.

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