



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-117 To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions. (5th District)

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

PETITIONER

Lory Markham, Markham Planning

LOCATION

8 South Crenshaw Avenue

PURPOSE

The applicant is requesting a Special Use Permit to allow for uses permitted in the UB – Urban Business District in a R-6 Single-Family Attached Residential District. 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 Neighborhood Mixed-Use, where small-scale retail, office, personal service, and institutional uses are considered critical.

Staff finds that the property supported previous commercial uses and is located less than a block away from Carytown, making it an appropriate location for the proposed uses.

Staff finds that approving this proposal would support Objective 11.3 of the City's Master, which is to increase the number and support the growth of small businesses.

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 Carytown neighborhood on Crenshaw Avenue between Ellwood Avenue (Main Street) and Cary Street. The property is currently a 2,203 square foot parcel of land improved with a one-story building and an accessory structure.

Proposed Use of the Property

Uses permitted in the UB – Urban Business District.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use which is defined as an "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses" (Richmond 300, p. 82).

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential District. The following features of the proposed development do not comply with the current zoning regulations:

- Sec. 30-412.2– Permitted principal uses
- Sec. 30-412.2– Permitted accessory uses

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as uses permitted in the UB Urban Business District as set forth in City Code sections 30-433.2 and 30-433.3, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed one story, substantially as shown on the Plans.
- Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the R-6 Single-Family Attached Residential District, pursuant to section 30-506 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs and roof-mounted signs shall not be permitted.
- All site improvements shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- The sale, rental, or viewing of any books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, videocassettes, or video reproductions, slides, or other visual representations which depict or describe specified sexual activities or specified anatomical areas; or instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities shall not be permitted.
- The sale of retail tobacco products, as defined in section 18.2-371.2 of the Code of Virginia (1950), as amended, and products containing cannabis shall be prohibited.
- 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 land uses are residential and commercial.

Neighborhood Participation

Staff notified the Carytown Merchants Association and Museum District Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

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