



CITY OF RICHMOND

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

Ord. No. 2025-254 To amend Ord. No. 2023-266, adopted Oct. 10, 2023, which authorized the special use of the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed- use building, upon certain terms and conditions, to extend the date by which an application for the building permit shall be made. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2025

PETITIONER

Hirschler Fleischer

LOCATION

2500 North Lombardy Street

PURPOSE

Ord. No. 2023-266 required that a building permit be submitted following adoption of the ordinance within 730 days. The applicant is requesting to allow additional time to apply for the permit. As a result, a Special Use Permit amendment is necessary to proceed with this request.

RECOMMENDATION

Staff finds that there is no negative impact of allowing additional time for the application of a building permit.

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 amendment request.

FINDINGS OF FACT

Site Description

The properties are in the Virginia Union neighborhood between Overbrook Road and Chamberlayne Avenue.

Proposed Use of the Property

Mixed-use development.

Master Plan

The Richmond 300 Master Plan designates Corridor Mixed-Use for the subject properties. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium-to-medium high-density pedestrian- and transit-oriented development.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Intensity: Buildings generally ranging from two to ten stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning and Ordinance Conditions

The current zoning for this property is TOD-1 Transit Oriented Nodal District.

In addition to extending the deadline for the application of a building permit, one condition in the ordinance has been updated to reflect the City's change from a Plan of Development process to a Site Plan process. The conditions are as follows:

- The Special Use of the Property shall be for exceeding the inclined plane height for a mixed-use building, 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 any building permit for the Special Use, a ~~[plan of development]~~ site plan for the Special Use shall be approved by the Director of the Department of Planning and Development Review, or the designee thereof, pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

Surrounding Area

The surrounding area has both residential and commercial uses.

Neighborhood Participation

Staff notified the Chamberlayne Industrial Center Association and Edgehill Chamberlayne Court Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319

