



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-183: To authorize the special use of the properties known as 1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street, for the purpose of no more than one multifamily dwelling and off-street parking area, upon certain terms and conditions, and to repeal Ord. No. 84-310-278, adopted Dec. 17, 1984, and all amendatory ordinances thereto. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: August 18, 2026

PETITIONER

Lory Markham

LOCATION

1101 Hampton Street, 2004 Powhatan Street, 2008 Powhatan Street, 1006 South Meadow Street, 1008 South Meadow Street, and 1010 South Meadow Street

PURPOSE

The applicant requests to convert an existing nursing home to a multifamily building containing up to 131 dwelling units. This use is not permitted by the underlying R-5 single-family residential zoning district; therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that the proposal is consistent with the goals, objectives, and strategies of the Master Plan's targets for housing, particularly Objective 14.4 to increase the number of mixed-income communities along enhanced transit corridors, and Objective 14.5 to encourage dense housing types throughout the city's transit corridors. The Byrd Park and Randolph areas are popular neighborhoods, settled near highway exits and local transit stops. Currently, these neighborhoods lack diverse housing options outside of single-family homes and some condos. The inclusion of 131 apartments through an adaptive reuse project such as this is a prime example of expanding diverse housing options in attractive, established neighborhoods. This proposal preserves the existing exterior of the building that has stood on this block for three decades, while offering a higher-density residential housing environment that responds to the City's on-going housing needs.

Additionally, the applicant commissioned a traffic study, which concluded the following:

- The existing spacing between adjacent intersections and the site access points sufficiently meet access management spacing.
- The proposed redevelopment will result in less parking demand than the existing use.
- The proposed redevelopment will decrease the large vehicle delivery to the site and will reduce the overall traffic demand on the surrounding roadways or intersections.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits.

Therefore, staff recommends approval of this request.

FINDINGS OF FACT

Site Description

The property is in the Byrd Park neighborhood between Powhatan Street and Appomattox Street, along South Meadow Street in the Byrd Park neighborhood. The property is currently an 82,438 square foot (1.89 acre) parcel of land, improved with a nursing home known as the Virginia Home.

Proposed Use

Multifamily dwelling unit with off-street parking. The proposed density is 131 dwelling units upon 1.89 acres, or 69.31 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...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.

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 parcel is R-5 Single-Family Residential District. The proposed use does not conform to the following section of the Zoning Ordinance:

Sec. 30-410.1. – Permitted principal uses

Multifamily dwellings are not permitted in the R-5 zoning district.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as no more than one multifamily dwelling and off-street parking area, substantially as shown on the Plans. The Special Use shall contain no more than 131 dwelling units.
- No less than 66 off-street parking spaces shall be provided.
- No less than three motorcycle parking spaces shall be provided.
- No less than three bicycle parking spaces shall be provided.
- The height of the Special Use shall not exceed seven stories, substantially as shown on the Plans.
- All elevations and site improvements, including landscaping, 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 adjoining public right-of-way.
- No final site plan approval shall be required for the increase in the number of vehicular parking spaces in the parking area, substantially as shown on sheet C1.1 of the Plans, under Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended.
- The Owner shall make improvements within the right-of-way, including the reconstruction of the sidewalk to remove the vehicular entrance along Appomattox Street, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent properties are in the R-5 single-family residential district directly to the east, and the R-2 single-family residential district directly to the west. Byrd Park faces the property across from Hampton Street. The surrounding area is generally single-family residential. The subject property is located immediately adjacent to Byrd Park and near Amelia Street School and Maymont Preschool.

Neighborhood Participation

Staff notified area residents, the Byrd Park Civic Association, and the Randolph Neighborhood Association of the proposed Special Use Permit. The Byrd Park Civic Association has submitted a letter of non-opposition to this request.

Staff Contact: Madison Wilson, Planner, Land Use Administration, 804-646-7436