



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-035: To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: March 18, 2025

PETITIONER

Baker Development Resources

LOCATION

3000 Q Street

SUMMARY

The applicant proposes the construction of a three-unit multi-family building on a vacant lot. This use is not permitted in the R-6 Single-Family Attached Residential District. Therefore, a special use permit is requested.

RECOMMENDATION

Staff finds that a three-unit multifamily dwelling is consistent with the recommendations of the Richmond 300 Master Plan, which designates a future land use for the subject property as Neighborhood Mixed-use and recommends small multi-family buildings (3-10 units) as a primary use.

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 a vacant, 990 square foot (.023) parcel of land, located on the northeast corner of the intersection of Q and North 30th Streets.

Proposed Use of the Property

A small multifamily building with three dwelling units.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use, which consists of existing or new highly walkable urban neighborhoods that are primarily residential.

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. Parking areas should be located to the rear of street-facing buildings.

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 square feet.

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

Secondary Uses: Large multi-family 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. Multifamily dwellings are not permitted in this zoning district. Therefore, a special use permit has been requested.

Additional conditions will be imposed by the amended ordinance, including:

- The special use of the Property shall be as a multifamily dwelling containing up to three dwelling units, 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 three stories, 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 to not be visible from any public right-of-way.

Surrounding Area

The current zoning for this property is R-6 Single-Family Residential. Adjacent properties are located within a mix of zones including R-6 and B-2. The area is generally multifamily residential, with some single family residential and small, neighborhood commercial uses present in the vicinity.

The density of the proposed is three units upon .023 acre, or 130.4 units per acre.

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association. Staff has received letters of opposition to this request, which are included with the legislative file.

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