



# CITY OF RICHMOND

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

**Ord. No. 2026-108** To amend and reordain Ord. No. 2024-259, adopted Nov. 12, 2024, which authorized the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions, to include 2720 S Street and to modify the Plans and certain terms and conditions. (7th District)

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 19, 2026

---

### **PETITIONER**

Baker Development Resources

### **LOCATION**

908 North 30<sup>th</sup> Street

### **PURPOSE**

The applicant is requesting to amend Ord. 2024-259 to allow for a boundary line adjustment to increase the backyard space of the single-family detached dwelling. A Special Use Permit amendment is therefore necessary to proceed with this request.

### **RECOMMENDATION**

Staff finds that the proposed amendment is consistent with City's Master Plan, which identifies the future land use for the subject property as Neighborhood Mixed-Use. Parcels within this designation are generally between 1,500 and 5,000 square feet. The newly proposed lot areas fall within this range.

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 subject property is located in the Church Hill North neighborhood at the corner of North 27th Street and S Street. The existing special use permit authorized the division of the property to allow for the single-family detached dwelling, creating the property now known as 2720 S Street. Combined, the properties have an area of 4,526 square feet (0.104 acres). 1301 North

27th Street is improved with a single-family attached dwelling, and the newly created S Street property is currently unimproved.

### **Proposed Use of the Property**

One single-family attached dwelling at 1301 North 27<sup>th</sup> Street and one single-family detached dwelling at 2720 S Street.

### **Master Plan**

The City's Richmond 300 Master Plan designates the future land use for the subject property as Neighborhood Mixed-Use, which is defined as 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.

**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. 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. The intent of the proposed amendment is to adjust the rear common boundary line of both subject properties under the current special use permit.

The lot area of the current Tax Parcel E000-0622/035 (2720 N St) would increase from 1,907.0 square feet to 2,230.0 square feet. Tax Parcel E000-0622/016 (1301 N 27th St) would decrease from 2,101.5 square feet to 1,778.0 square feet.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to one single-family detached dwelling and one single-family attached dwelling, 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 not to be visible from any adjoining public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

### **Surrounding Area**

The surrounding area is a mix of commercial and residential.

### **Neighborhood Participation**

Staff notified the Church Hill Central Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

**Staff Contact:** Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration, 804-646-7319