



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2025 – 013

2526 Floyd Avenue and 105 North Robinson Street Special Use Permit



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February 4, 2025

SITE

The properties are in the Fan neighborhood between North Robinson Street and North Davis Avenue.

2526 Floyd Avenue is a 1,650 square foot (0.038 acre) parcel of land improved with a two-story building. 105 N Robinson is 1,200 square foot (0.028 acre) parcel of land improved with a two-story building.



PURPOSE & SUMMARY:

To authorize the special use of the properties known as 2526 Floyd Avenue and 105 North Robinson Street to allow for certain uses permitted in the R-63 Multifamily Urban Residential District, upon certain terms and conditions, and to repeal Ord. No. 88-92-99, adopted Apr. 25, 1988, as amended by Ord. No. 89-41-46, adopted Mar. 13, 1989, as amended by Ord. No. 94-195-188, adopted Sept. 15, 1994, as amended by Ord. No. 99-196-208, adopted Jul. 12, 1999. (2nd District)

The applicant is seeking an amendment to the existing Special Use Permit (SUP), which was initially approved in 1988 and most recently updated in 1999. The proposed amendment will:

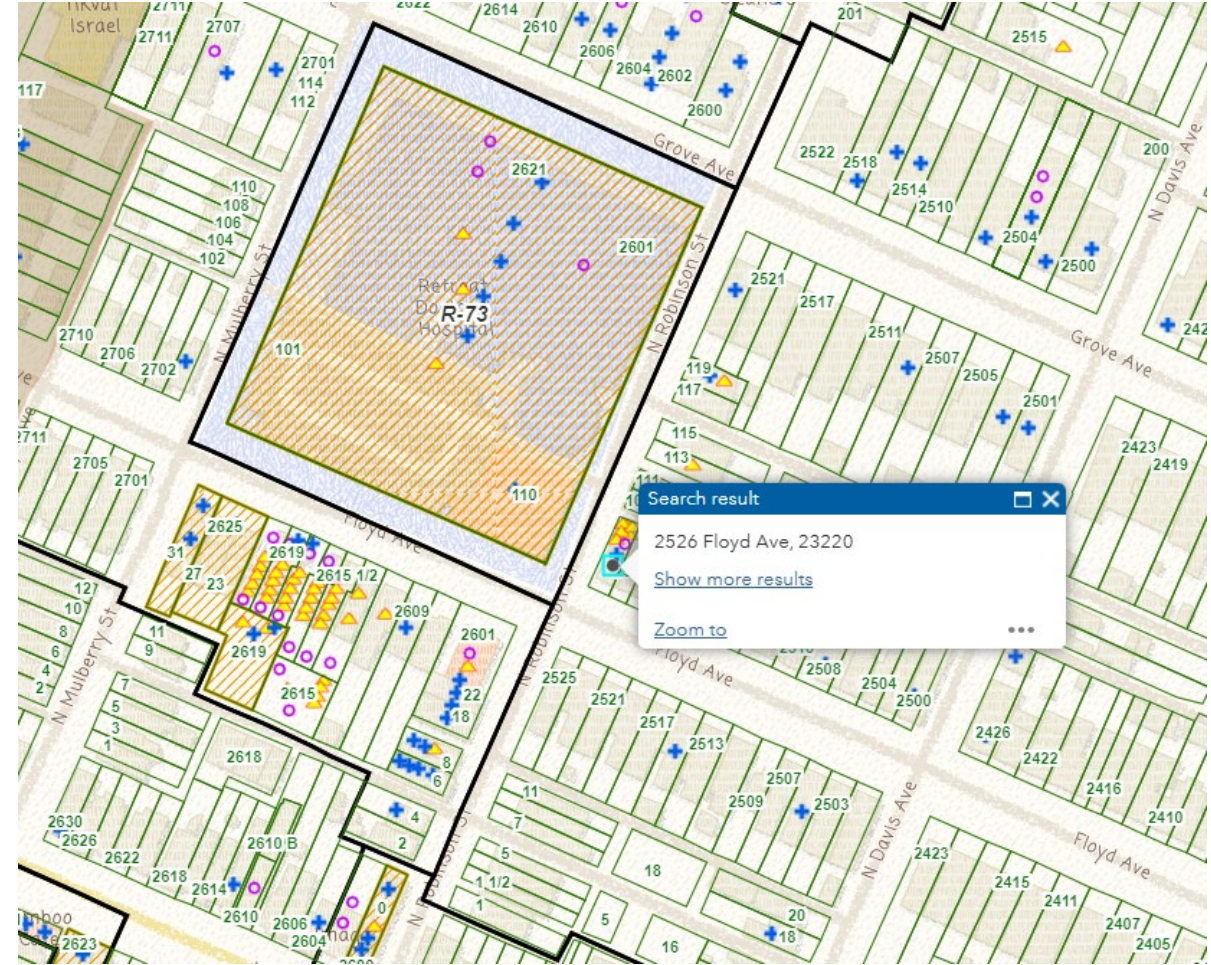
- Eliminate the parking requirement;
- Allow the two structures covered by the SUP to be used for separate purposes;
- Permit corner commercial uses from the R-63 Multifamily Urban Residential District, except for laundromats, laundry and dry-cleaning pick-up stations, tattoo parlors, and music and video production studios;
- Prohibit the sale of sexually explicit materials, tobacco, nicotine, and cannabis products.

EXISTING ZONING: R-6 Single-Family Attached

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

Sec. 30-412.1. – Permitted principal uses

Some of the proposed uses are not permitted in the R-6 district.



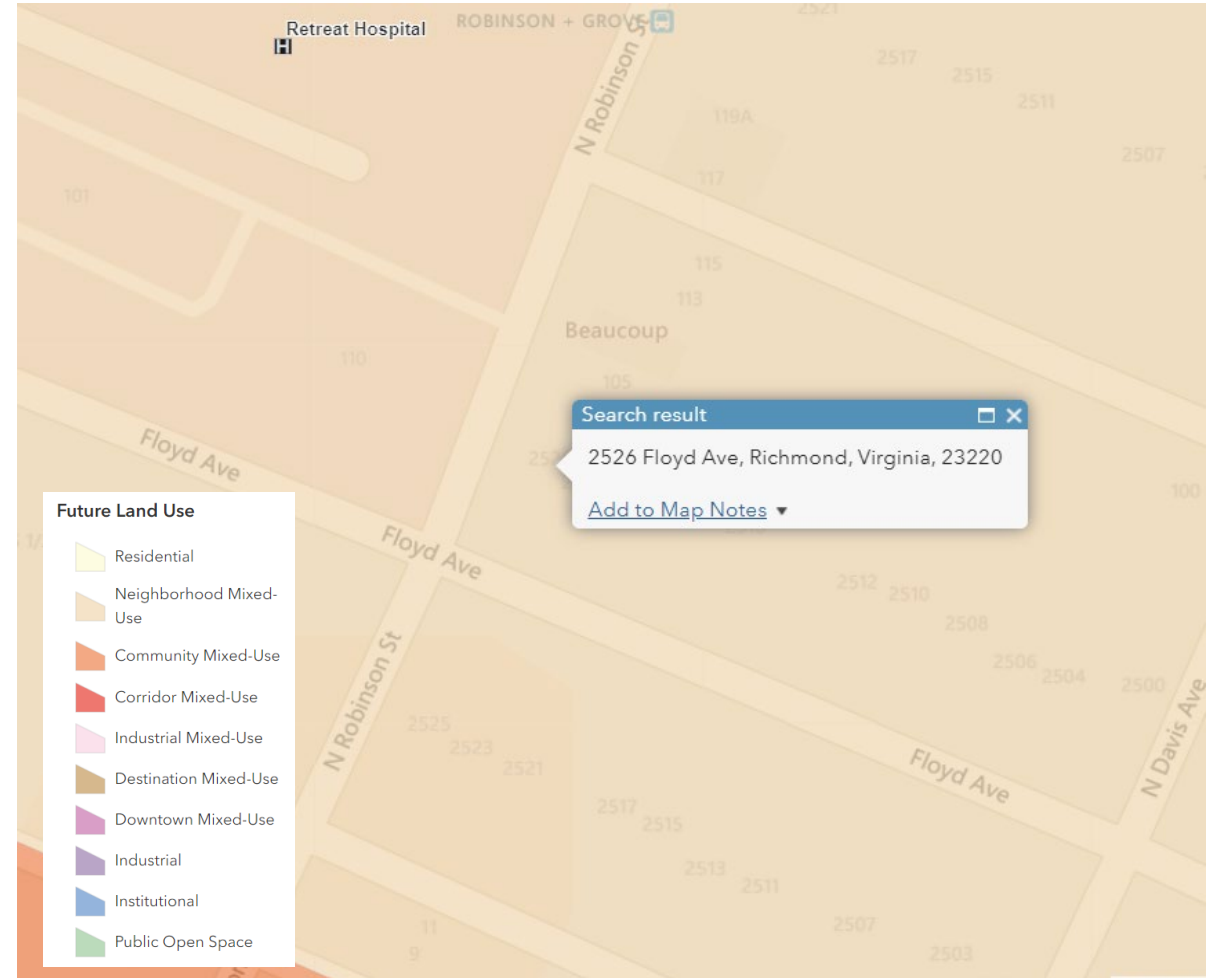
RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

The City's Richmond 300 Master Plan designates a future land use for the subject property as **Neighborhood Mixed-Use**.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

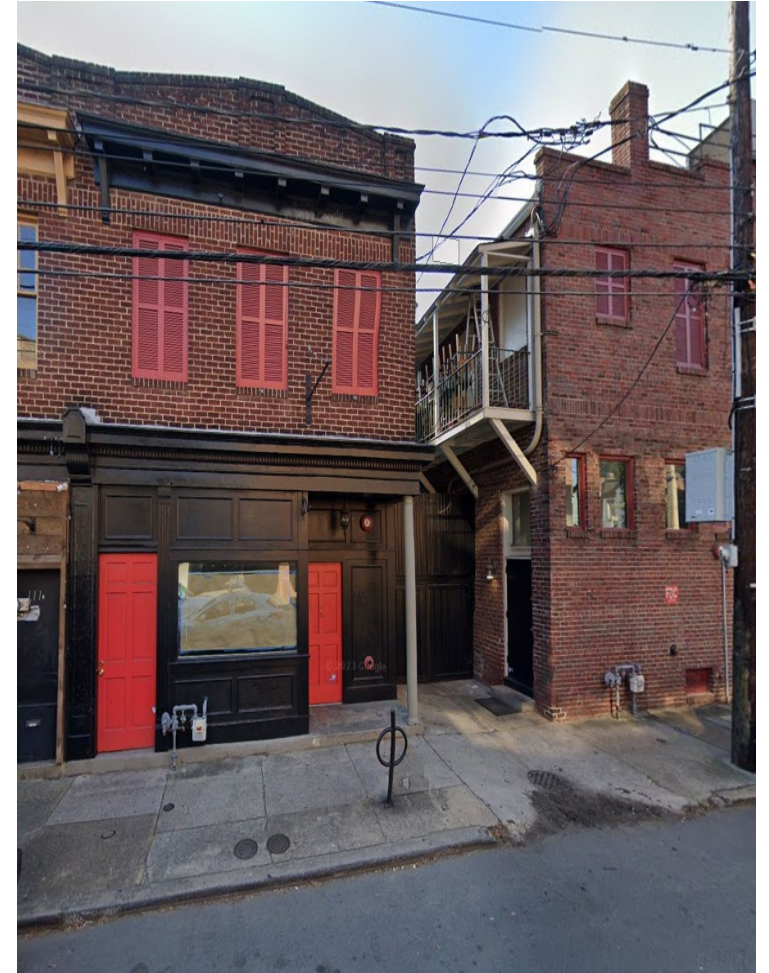
Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

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



Existing Site

No exterior changes are proposed



SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

The surrounding land uses are a mix of residential and commercial.

Neighborhood Participation

Staff notified the Fan District Civic Association, area residents and property owners. Staff has received one letter expressing concerns about this request.

ORDINANCE CONDITIONS:

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be certain uses permitted in the R-63 Multifamily Urban Residential District including those uses in sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2020), as amended, excluding laundromats and laundry and dry-cleaning pick-up stations, tattoo parlors, and music and video production studios, substantially as shown on the Plans.
- 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.

ORDINANCE CONDITIONS:

- Indoor live entertainment shall be permitted. The Property shall not be used for indoor live entertainment after 9:00 p.m. Sunday through Wednesday, after 11:00 p.m. on Thursday, and after 12:00 a.m. on Friday and Saturday.
- The sale of tobacco products, nicotine vapor products, alternative nicotine products, and products containing cannabis shall be prohibited.
- No off-street parking shall be required for the Special Use.
- The height of the buildings shall not exceed two stories, substantially as shown on the Plans.

ORDINANCE CONDITIONS:

- A canvas canopy may be installed at 2526 Floyd Avenue, substantially as shown on the Plans, except the canopy shall only extend a maximum of eight feet from the front of the building.
- Signs on the properties shall be limited to signs permitted in the R-63 Multifamily Urban Residential District pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended, and signs substantially as shown on the Plans. Internally illuminated signs shall not be permitted.

ORDINANCE CONDITIONS:

- Nothing in this ordinance shall be construed to affect the rights of any property owner that adjoins the alley in common, which separates 2526 Floyd Avenue from 105 North Robinson Street.
- All building elevations 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 public right-of-way.

STAFF RECOMMENDATION: APPROVAL

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use. This future land use category highlights the importance of small-scale commercial uses in neighborhoods. The property is located on a corner lot, making it a key location for commercial uses.

Staff finds that the ordinance conditions promote desirable land uses while safeguarding community interests. The sale of sexual paraphernalia, tobacco, nicotine, and cannabis products is explicitly prohibited. With these specific conditions in place, staff believes that the proposed uses will not negatively impact the safety, health, morals, or general welfare of the surrounding community.

STAFF RECOMMENDATION: APPROVAL

Additionally, staff finds that the property already contains an established commercial building, and the proposed uses are of a similar scale to the existing structures, ensuring that there will be no undue impact on the surrounding neighborhood.

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.