



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-230: To authorize the special use of the property known as 2106 Redd Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 3, 2025

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

2106 Redd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize four two-family detached dwellings within an R-53 Multifamily Residential District. The required lot areas and widths, front yards, and lot coverages for the proposed uses are not met. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Neighborhood Mixed Use land uses and is considered a Primary Use. While functioning as two-family attached dwellings, the units appear as single-family dwellings.

Staff also finds that the eight contiguous units support Master Plan Objective 4.1, well-designed neighborhoods. The scale and orientation of the new units aligns well with the existing neighborhood, as well as the multifamily community to the north.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. 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.

FINDINGS OF FACT

Site Description

The property is located in the Mosby neighborhood on Redd Street between Coalter and Spotsylvania Streets. The property is currently a 6,661 square foot (.15 acre) vacant parcel of land.

Proposed Use of the Property

The proposed use is four, two-family detached dwellings. The proposed density of the parcel is eight units upon .15 acres or 53 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a 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. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-53 Multifamily Residential District. The following sections of the R-53 zone are not met:

Sec. 30-418.4. Lot area and width

(a) Minimum lot areas and lot widths for ...two-family dwellings ...shall be as required in the R-7 district. [Sec. 30-413.5(3) Two-family attached dwellings shall be located on lots of not less than 4,400 square feet in area with a width of not less than 36 feet.

The proposed lot area is between 1,540 and 1,765 square feet.

The proposed lot widths are approximately 24 feet.

Sec. 30-418.5. Yards.

(1) Front yard. There shall be a front yard with a depth of not less than 15 feet.

The proposed front yard depths are 5 feet and 12 feet.

Sec. 30-418.6:1. Lot Coverage.

Maximum lot coverage in the R-53 Multifamily Residential District shall not exceed 60 percent of the area of the lot for uses other than multifamily dwellings.

The proposed lot coverage is between 60 and 65 percent.

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

- The Special Use of the Property shall be as up to four two-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed the height 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 public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to four 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.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- The Owner shall make improvements within the right-of-way, including the installation of two street trees along Redd Street and a new concrete sidewalk and curb and gutter along Sale Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent properties are located within the same R-53 zone. The area is generally single-family residential, with some large-scale multifamily uses in the vicinity.

Neighborhood Participation

Staff notified area residents and the Union Hill Civic Association of the proposed Special Use Permit. To this date, staff has not received any letters of support, nor opposition, for this application.

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