



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-261: To authorize the special use of the property known as 2702 Selden Street for the purpose of one single-family detached dwelling, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2025

PETITIONER

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LOCATION

2702 Selden Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize a single-family dwelling in an R-5 Single-Family Residential District. While single-family detached dwellings are permitted uses in this district, the proposal does not meet certain lot feature requirements. A Special Use Permit is therefore required to pursue this development.

RECOMMENDATION

Staff finds that the subject property is designated as Neighborhood Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Single-family dwellings are identified as primary uses for this designation.

Staff notes that the proposal includes the installation of a sidewalk. Objective 4.4 and Objective 8.1 of the City's Richmond 300 Master Plan both address the need to improve the pedestrian experience of Richmond neighborhoods by installing pedestrian infrastructure such as sidewalks. Objective 8.1 calls for the need to, "require developers to construct sidewalks as part of their development projects, including single-family infill developments in neighborhoods.

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 1,302 square foot property is in the Creighton neighborhood on the northern side of Selden Street at the intersection with Fairfield Avenue.

Proposed Use of the Property

A single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, described 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 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-5 Single-Family Residential District. In response to the Special Use Permit request for the above-referenced property, Zoning Administration offers the following comments:

Zoning and Use:

The proposed use for the property is to construct a new single-family detached dwelling in the R-5 (Single-Family Residential) zoning district. Single-family detached dwellings are a permitted principle use in the district.

R-5 Feature Requirements:

Lot width: The required lot width is 50 feet; 23.37 is proposed.

Requirement is not met.

Lot area: The required lot area is 6,000 square feet; 1302 is proposed.
Requirement is not met.

Front Yard: A front yard is present on Fairfield Ave and on Selden Street. A front yard of 25 feet is required for both; 9.69' is proposed for Selden St and 4.48' is proposed for Fairfield Ave. **Requirement is not met.**

Side Yard: A side yard of 3 feet is required on the right side; 3.5' is proposed.
Requirement is met.

Street Side Yard: A street side yard of 3' is required on the west side of the property (N. 27th Street); 2.61' is proposed.
Requirement is not met.

Rear Yard: A rear yard of 5 feet is required. There is no rear yard on this property due to having two front yards.

Lot Coverage: Lot coverage cannot exceed 35%; 43% is proposed.
Requirement is not met.

Height: No building or structure can exceed 35' in height; a total height of 26.3' is proposed. **Requirement is met.**

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one single-family detached dwelling, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two 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 public right-of-way.

Surrounding Area

The surrounding area is primarily residential.

Neighborhood Participation

The property is not located within the boundaries of a civic association. Area residents and property owners have been notified, and a sign was posted on the property. Staff has received communication to date regarding the proposal.

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