



## CITY OF RICHMOND

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

**ORD. 2025-040:** To authorize the special use of the properties known as 2004 Newbourne Street and 2006 Newbourne Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (7th District)

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

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

2004/2006 Newbourne Street.

#### **SUMMARY**

The applicant requests to use such properties for the purpose of four single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.2, concerning permitted principal uses.

#### **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 single-family houses 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The properties are located in the Eastview neighborhood, on the north side of Newbourne Street between N 21st Street and Tuskegee Street. The property is currently a 5896 sq ft. (.135 acre) parcel of land.

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

Four single-family attached dwellings, configured in pairs.

##### **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-5 Single-Family Residential. The following zoning regulation is not being met by the proposal, warranting special use permit approval.

Sec. 30-410.1. – Permitted principal uses.

(3) Any principal use permitted in the R-1 district as set forth in Section 30-402.1 shall be permitted in the R-5 Single-Family Residential District.

*Current zoning permits single-family detached dwellings but not single-family attached dwellings.*

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

- The special use of the Property shall be as up to four single-family attached dwellings, 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 to not be visible from any public right-of-way.

**Surrounding Area**

The current zoning for this property is R-5 Single-Family Residential, surrounded by R-5 zoned homes. The adjacent zoning district to this zone is R-3 Multifamily Residential District. The surrounding area is predominately residential, with some institutional uses nearby.

The density of the proposed is four units upon .135 acre, or 29.62 units per acre.

**Neighborhood Participation**

Staff notified area residents, property owners. This property is not within a civic group's catchment area.

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