



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-105: To authorize the special use of the property known as 2208 Y Street for the purpose of no more than two single-family attached dwellings, upon certain terms and conditions. (7th District).

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

PETITIONER

Randy Dorsey

LOCATION

2208 Y Street

PURPOSE

The applicant is requesting to subdivide the property to allow for the construction of two new single-family attached dwellings. This use is not permitted in the R-5 Single-Family Residential Zoning District. A Special Use Permit is therefore required.

RECOMMENDATION

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. Staff reviewed the application and found the proposal generally consistent with the designation, which supports duplexes as a primary use. The proposed use supports the Richmond 300 Master Plan's Goal for housing, specifically Objective 14.5 to "encourage more housing types throughout the city."

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits.

Therefore, staff recommends approval of this request.

FINDINGS OF FACT

Site Description

The property is located in the Peter Paul neighborhood on the corner of Y Street and 23rd Street. The property was previously a single-family home that has since been demolished and is a 7,440 square foot (.171 acre) parcel of land.

Proposed Use of the Property

Two single-family attached dwellings.

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 (see Street Typologies Map). 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 the property is R-5 Single-family Residential. The following features of the proposed development do not comply with the current zoning regulations:

30-410.1 – Permitted principal uses

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.

The proposed use of single-family attached dwellings is not a permitted principal use

Surrounding Area

Adjacent properties are located within the same R-5 district and an R-53 Multifamily Residential to the north. The area is predominantly single-family detached and multifamily dwellings to the north.

Neighborhood Participation

Applicant is responsible for initial community outreach. Additional community notification took place by staff after introduction. Staff have not received letters of opposition or support.

Staff Contact: Madison Wilson, Planner, Land Use Administration, 804-646-7436