



## CITY OF RICHMOND

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

**Ord. No. 2025-118:** To authorize the special use of the property known as 3102 P Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District).

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

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

3102 P Street

#### **SUMMARY**

The applicant is requesting to construct one two-family detached dwelling. The property does not currently meet lot area, width, density, and unit width requirements; therefore, a Special Use Permit is required.

#### **RECOMMENDATION**

Staff finds that the construction of a single-family home is appropriate for the future land use designation of 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."

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 property is located in the Church Hill North Neighborhood, near the corner of P Street and North 31<sup>st</sup> Street, in an R-6 Single-Family Attached Residential district. The Property is 3,300 square feet (0.758 acre).

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

Two-family detached dwelling.

## Master Plan

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-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

Zoning Administration provided the following comments:

*The proposal is to construct a detached two-family dwelling. R-6 requires 6,000 square feet in area with a width of not less than 50 feet. These requirements are not met, therefore an SUP is required.*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one two-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, including landscaping, 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 current zoning for this property and properties to the east and west are R-6 Single-Family Attached. The current zoning for this property is R-6 Single-Family Attached Residential. Adjacent properties are located within a mix of zones including R-48 Multifamily Residential and B-2

Business District. The area is generally multi-family residential, with some single family residential and small, neighborhood commercial uses present in the vicinity.

**Neighborhood Participation**

Church Hill Central Civic Association was notified of the application. Notices were mailed to surrounding property owners and a sign was placed on the properties. Staff has not received any public comment on this request.

**Staff Contact:**

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