



CITY OF RICHMOND

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

Ord. No. 2026-157 To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, as previously amended by Ord. No. 2022-052, adopted Mar. 28, 2022, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions, to modify the addresses included in the special use and certain terms and conditions, upon certain terms and conditions. (9th District)

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2026

PETITIONER

Markaye Lewis and Trenton Helton

LOCATION

1235 North 36th Street

PURPOSE

A special use permit amendment has been requested for the properties located within the Townhomes at Warwick Place III subdivision. The dwellings are subject to the special use permit Ord. 2022-052, which authorized the development of the townhome community. The adopted ordinance did not contemplate minor building additions, such as screened in porches. A special use permit amendment is therefore necessary to allow homeowners of the affected properties to add permitted accessory structures and building alterations that are customarily incidental and clearly subordinate by-right.

RECOMMENDATION

Staff finds that the proposed amendment is consistent with previous staff findings regarding the development of the properties, including the finding that the proposal is consistent with the recommendations of the City's Richmond 300 Plan pertaining to the single-family housing types within the Residential land use category, including the approximate 10 units per acre density of the development.

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of special use permits, would continue to be met. Specifically, staff finds that the proposed amendment 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 amendment request.

FINDINGS OF FACT

Site Description

The following properties, which includes both the individually owned single-family attached dwellings and parcels owned by the Homeowners Association, totaling approximately 7.6 acres, are subject to the proposed amendment:

Canterbury Ridge Road:

1116, 1117, 1120, 1121, 1124, 1125, 1128, 1129, 1132, 1133, 1136, 1137, 1140, 1141, 1144, 1145, 1148, 1149, 1152, 1153, 1156, 1157, 1160, 1161, 1164, 1165, 1168, 1169, 1172, 1200, 1204, 1208, 1212, 1216, 1220, 1221, 1224, 1225, 1228, 1229, 1232, 1233, 1236, 1237, 1240, 1241, 1244, 1245, 1248, 1249, 1252, 1253, 1256

Canterbury Ridge Court:

5299, 5301, 5305, 5309, 5313, 5317, 5321, 5325, 5329, 5333, 5337, 5341, 5345, 5349, 5353, 5357

Warwick Road:

5309, 5311, 5311A, 5315

Canterbury Ridge Way:

5401, 5405, 5409, 5413, 5417, 5421, 5425, 5429

Proposed Use of the Property

Residential

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current underlying zoning district for the properties is R-4 Single-Family Residential. However, the properties were developed under a special use permit and are subject to the conditions listed in Ord. No. 2022-052, adopted Mar. 28, 2022.

The proposed amendment would:

1. Update all property references in the ordinance text to reflect the subdivision that occurred during the implementation of Ord. No 2022-052.
2. Include a condition in §3. Special Terms and Conditions that accessory structures and attached additions that increase the height, floor area, or building footprint of the principal single-family attached dwelling shall be permitted, provided that such accessory structures and attached additions are customarily incidental and clearly subordinate to the principal single-family attached dwelling.

Surrounding Area

The area is residential.

Neighborhood Participation

There is no active civic association for the neighborhood, but the properties are within a Homeowners Association. During application review, staff requested and received confirmation that the Warwick Towns Homeowners Association had been engaged.

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