



CITY OF RICHMOND

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

Ord. No. 2025-218 To amend Ord. No. 2005-285-273, adopted Dec. 12, 2005, which authorized the special use of the property known as 2600 West Main Street for the purpose of a restaurant with an enclosed outdoor dining area, to reduce the required parking from eighteen parking spaces to thirteen parking spaces, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2025

PETITIONER

Baker Development Resources

LOCATION

2600 West Main Street

PURPOSE

The applicant is requesting an amendment to Ord. No. 2005-285-273 to reduce the required parking from eighteen spaces to thirteen spaces.

RECOMMENDATION

Staff finds that in 2023 the City of Richmond adopted Ord. 2023-101, which eliminated all minimum parking requirements in 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. 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 amendment request.

FINDINGS OF FACT

Site Description

The subject property is located in the Fan neighborhood on Main Street, between Davis Avenue and Mulberry Street. The property is currently a 2,638 square foot (0.06 acre) parcel of land, improved with a two-story building occupied by a restaurant.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for this property as Community Mixed-Use, which is defined as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged. The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed, and buildings must address the street.

Intensity: Buildings generally ranging from two to six stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning and Ordinance Conditions

The current zoning for this property is UB – Urban Business District.

The requested amendment to Ord. No 2005-285-273 is as follows:

- No fewer than ~~[eighteen (18)]~~ thirteen (13) off-site parking spaces shall be provided and reserved exclusively for the uses of the property twenty-four hours a day and signed as such ~~[in accordance with the off-premises parking provisions as stated in Chapter 114, Article VII of the Code of the City of Richmond (2004), as amended, and said parking shall be provided in a lease form acceptable to the City Attorney].~~

Surrounding Area

The surrounding area is a mix of commercial and residential uses.

Neighborhood Participation

Staff notified the Fan District Association, Robinson Street Association, and Uptown Association, area residents and property owners.

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