



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

STAFF REPORT

Ord. No. 2026-187 To authorize the special use of the property known as 1209 Overbrook Road for the purpose of a multifamily dwelling containing up to 100 dwelling units, upon certain terms and conditions. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: August 18, 2026

PETITIONER

Williams Mullen

LOCATION

1209 Overbrook Road

PURPOSE

The petitioner, with the authorization of the owner, has requested a special use permit for the purpose of a multifamily dwelling containing no more than 100 units. The proposal does not meet certain requirements of the Code of the City of Richmond, which are outlined in more detail in the Zoning and Ordinance Conditions Section. A special use permit is necessary to proceed with this request as proposed.

RECOMMENDATION

Staff finds that subject property was rezoned from R-53 Multi-Family Residential to the Institutional District in 2002 by Ord. 2002-320-321, adopted by the City Council on December 16, 2002. Additionally, the City's Master Plan identifies the future land use for the subject property as Institutional, where multifamily is listed as a secondary use.

Staff finds that proposal meets the objectives listed in the City's Master Plan, specifically those listed in Chapter 2, Goal 3: Historic Preservation. Objective 3.2 calls for creating flexibility in the zoning ordinance to encourage the adaptive reuse of historical buildings and deter demolition, such as allowing for compatible densities and uses in historical areas. The proposed special use permit would allow for additional housing to be created at a greater density, while preserving the historic Richmond Community Hospital building, a significant structure in the City of Richmond.

Staff finds that the proposal is generally aligned with the Virginia Union University (VUU)/Chamberlayne Neighborhood Plan, adopted February 8, 2016 through Ord. No. 2016-002. The plan identifies the subject property as being part of the institutional core. The historic building is being maintained, and the additional housing will increase opportunities for students, staff, or residents seeking to live near campus.

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.

FINDINGS OF FACT

Site Description

The 1.5-acre parcel is located in the Virginia Union neighborhood along Overbrook Road, between Brook Road and Langston Avenue. The site is currently occupied by the Richmond Community Hospital building, constructed in 1934 to serve Black patients who were denied access to other hospitals during segregation. The proposal includes the renovation of the building.

Proposed Use of the Property

A multifamily dwelling with a proposed density of 100 units upon 1.5 acres or approximately 66 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Institutional, which is defined as public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.

Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment.

Ground Floor: Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages.

Intensity: Varies.

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family

Zoning and Ordinance Conditions

The current zoning for this property is I - Institutional. The proposed use does not comply with the following zoning regulations:

Sec. 30-432.1 – Permitted principal uses
Multifamily dwellings are not permitted

Sec. 30-432.5 – Compliance with the master plan.

Upon submission of a master plan for institutional development as set forth in this division and inclusion of the property in an I Institutional District, no site plan as set forth in Article X of this chapter shall be approved nor shall any building permit or occupancy permit be issued unless such is deemed to be in compliance with this chapter and substantially in accordance with the submitted master plan or subsequent amendment thereto.

The proposed multifamily building is not shown on the approved VUU Institutional Master Plan. Amendments to VUU Institutional Master Plan are reviewed and approved by the

City Planning Commission. Because development of the multifamily building requires a SUP, which must also undergo reviewed by the Planning Commission, this ordinance seeks to waive the requirement that the Institutional Master Plan be amended to reflect the proposed building for any future Site Plan or Building Permit approval.

Sec. 30-432.7(2) – Yards; Side and rear yards.

Side and rear yards. Side and rear yards for uses other than single-family dwellings and day nurseries shall be not less than 15 feet in depth.

The proposed yard between the subject property and 1202 West Graham Road is 10 feet.

Sec. 30-432.7(3) – Yards; Spaces between buildings on same lot.

Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 20 feet.

The space between the two buildings is roughly 11.9 feet.

Sec. 30-511(2) – I District; Permitted sign area.

The aggregate area of all signs visible from any street frontage shall not exceed 32 square feet. In addition thereto, where two or more main buildings are located on a lot, each building may be permitted to have a wall sign not exceeding 12 square feet in area.

The applicant is proposing signage as shown in the plans. Per the ordinance conditions, no wall sign shall exceed 125 square feet in area.

Sec. 30-511(3) – I District; Projecting Signs.

No projecting sign shall exceed 24 square feet in area or be located within 25 feet of another projecting sign on the same building wall. No such sign, other than a noncommercial flag, shall project greater than five feet from the face of the building or extend above the height of the wall to which it is attached.

The applicant is proposing signage as shown in the plans. Per the ordinance conditions, no projecting sign shall exceed 125 square feet in area.

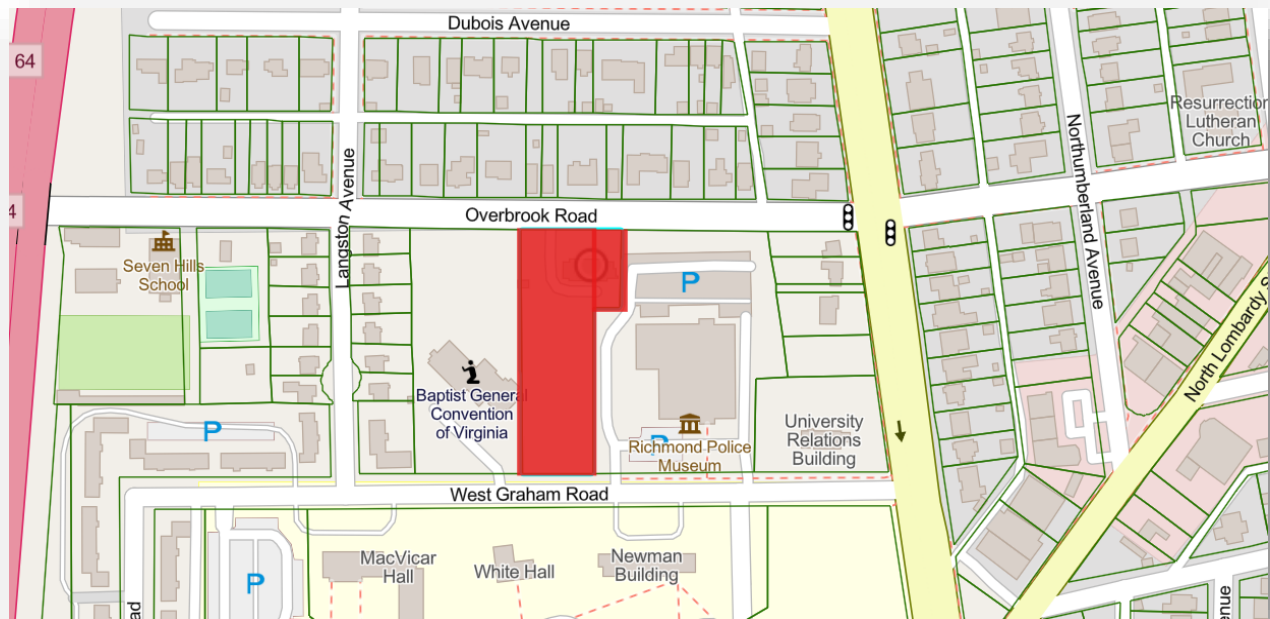
If approved, this special use permit would impose conditions on the property, including:

- Notwithstanding anything in Ordinance No. 89-213-202, adopted July 24, 1989, or Ordinance No. 91-180-169, adopted June 10, 1991, to the contrary, the Special Use of the Property shall be as a multifamily dwelling containing up to 100 dwelling units, substantially as shown on the Plans.
- The height of the Special Use shall not exceed four stories, substantially as shown on the plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- No wall sign on the Property shall exceed 125 square feet in area.
- No projecting sign on the Property shall exceed 125 square feet in area.
- All other sign types, placement restrictions, and dimensional standards not otherwise modified above shall remain subject to the requirements of section 30-511 of the Code of the City of Richmond (2020), as amended.

- No less than two short-term bicycle parking spaces and 25 long-term bicycle parking spaces shall be provided.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

Surrounding Area

The surrounding area is a mix of uses, primarily residential or institutional. The subject property is located north of the VUU campus.



Neighborhood Participation

Staff notified the Edgehill Chamberlayne Court Civic Association, area residents and property owners. Staff has received a letter of support from the civic association, and letters of both support and opposition from individual residents.

Staff Contact: Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration, 804-646-7319