



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-129: To authorize the special use of the property known as 2518 Grove Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions. (2nd District)

To: City Planning Commission
From: Land Use Administration
Date: June 16, 2026

PETITIONER

Rafael Rosete, Rosete Hardscapes LLC

LOCATION

2518 Grove Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize the replacement of an outdoor stair and deck structure on an existing dwelling. The required side yard setback in the R-6 Single-Family Attached Residential District is three feet. The structure encroaches into this setback. A Special Use Permit is therefore requested to authorize this development.

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 is generally consistent with the designation, which supports low-impact residential uses. The replacement of a previously existing deck structure will not negatively impact the surrounding neighborhood.

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

Therefore, staff recommend approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The 4,493 square foot (0.10 acre) property is in The Fan neighborhood on the northern side of Grove Avenue near its intersection with North Robinson Street. On October 1, 1997, the Board of Zoning Appeals granted a certificate of zoning compliance for four (4) dwelling units in the existing two-story structure.

Proposed Use of Property

Replace a two-story rear deck and staircase.

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. 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 subject property is R-6 Single-Family Attached Residential. The following features of the proposed development do not comply with the current zoning regulations:

30-412.5 – concerning yards

30-630.9 – concerning permitted projections and encroachments in yards and courts.

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

- The Special Use of the Property shall be as a multifamily dwelling, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

Surrounding Area

Adjacent properties are within the same R-6 Single-Family Attached Residential District. The area is a mix of residential, commercial, and institutional uses.

Neighborhood Participation

The Fan District Association, the Fan Area Business Alliance, the Robinson Street Association, and adjacent property owners of this proposed special use have been notified. To date, no communication from the public regarding the proposal has been received.

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