



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-268: To authorize the special use of the property known as 413 North 33rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2026

PETITIONER

Baker Development Resources

LOCATION

413 North 33rd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of a three-story addition on an existing single-family detached dwelling. The single-family detached dwelling is a permitted use in the R-8 Urban Residential district where the property is located. However, the addition cannot meet certain feature requirements of the zoning district. Therefore, a special use permit is requested.

RECOMMENDATION

Staff finds that the subject property is designated as Neighborhood Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Single-family detached dwellings are listed as a primary use in this category.

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 property is located midblock on the eastern side of North 33rd Street in between East Marshall and East Clay Streets. The parcel is 25 feet wide and 124 feet in depth, for a total lot area of 3,100 square feet. Alley access is provided to the rear of the property. The property is improved with a two-story single-family detached dwelling. The proposed density is one unit upon 0.07 acres or 14 units per acre.

Proposed Use of the Property

Single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-8 Urban Residential District. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-413.19

- Height: On blocks where 60% or less of the main buildings are less than three stories in height, no building should be constructed to exceed two stories

Three stories is proposed

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

- All building 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 public right-of-way.

Surrounding Area

The surrounding area is primarily residential.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association as well as area residents and property owners. A sign was posted on the property.

Staff Contact: David Watson AICP, Senior Planner, Land Use Administration, 804-646-1036