



CITY OF RICHMOND

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

Ord. No. 2025-129: To authorize the special use of the property known as 1426 North 30th Street for the purpose of up to two two-family detached dwelling units and two accessory dwelling units, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: June 17, 2025

PETITIONER

Baker Development Resources

LOCATION

1426 N 30th St

SUMMARY

The applicant is requesting to construct two two-family detached dwellings and two accessory dwelling units. The property does not currently meet zoning requirements concerning accessory uses and structures, lot area, width, density, unit width, and yard setbacks, therefore, a Special Use Permit is required.

RECOMMENDATION

Staff finds that the construction of two two-family homes and two accessory dwelling units are appropriate for the future land use designation of 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." The future land use encourages two-family dwellings and accessory dwelling units as primary uses.

Staff further finds that two-family dwellings increase the variability of housing types throughout the city, which is consistent with the City's Master Plan Objective 14.5 to, "encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes" (Richmond 300, p. 152). This parcel is located .15 miles from Nine Mile Road, a neighborhood node and major street in this neighborhood.

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 in the Church Hill North Neighborhood, near the corner of U Street and North 30th Street, in an R-6 Single-Family Attached Residential district. The Property is 6,505.5 square feet (0.149 acre).

Proposed Use of the Property

Two two-family detached dwellings and two accessory dwelling units in the rear of the property. The proposed use would create 6 dwellings on .149 acre, a residential density of 26 units per acre.

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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

The proposal is to construct two two-family detached dwellings, each with an ADU. ADUs are only permitted by-right accessory to single-family dwellings. In addition to the use not being permitted, not all R-6 zoning requirements are met.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as two two-family detached dwelling units and

two accessory dwelling units, substantially as shown on the Plans.

- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The current zoning for this property and properties to the east and west are R-6 Single-Family Attached. Properties to the north are within R-5 single-family residential.

Neighborhood Participation

Church Hill Central Civic Association was notified of the application. Notices were mailed to surrounding property owners and a sign was placed on the property. Staff has not received any public comment on this request.

Staff Contact:

Madison Wilson, Planner, Land Use Administration, madison.wilson@rva.gov, 804-646-7436