



## CITY OF RICHMOND

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

**ORD. 2025-055:** To authorize the special use of the property known as 2700 North Avenue for the purpose of an outpatient professional office building, upon certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted June 9, 1997, and all amendatory ordinances thereto. (3rd District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 15, 2025

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#### **PETITIONER**

Frederick Wyatt  
William "Shiloh" Jones

#### **LOCATION**

2700 Garland Avenue

#### **SUMMARY**

The applicant proposes to convert the existing building that is currently classified as a funeral home to an outpatient professional office building. The proposed use is not permitted in the R-6 zoning district; therefore, a special use permit is required.

#### **RECOMMENDATION**

Staff finds that the proposed use is consistent with the recommendations of the Richmond 300 Future Land Use Map, which designates this area as Residential. Within this designation, institutional uses are identified as appropriate secondary uses along Major Streets. The request seeks to permit an institutional use on a property located along North Avenue, which is classified as a Major Residential Street.

Staff finds that this proposal calls for the adaptive reuse of an existing commercial building, which aligns with several goals in the Richmond 300 Master Plan, including the goals of Objective 3.2, which calls to "Reduce the demolition of historical buildings."

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is 17,183.25 square feet (.39 acre) parcel of land, located on the corner of North Avenue and West Norwood Avenue in the Northern Barton Heights neighborhood.

## **Proposed Use of the Property**

Outpatient care and office use associated with the proposed inpatient care facility at 2701 Garland Avenue.

## **Master Plan**

The City's Richmond 300 Master Plan designates the property for Residential, which consists of Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

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.

Ground Floor: Not applicable. Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).

## **Zoning and Ordinance Conditions**

The current zoning for this property is R-6 Single-Family Attached Residential. The proposed use is not permitted. Therefore, a special use permit has been requested.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall be as an outpatient professional office building, as substantially shown on the Plans.
- All mechanical equipment serving the property shall be located or screened so as to not be visible from any public right-of-way.

## **Surrounding Area**

The current zoning for this property is R-6 Single-Family Residential. Adjacent properties are located within a mix of zones including R-6 and B-2 community business district. The area is generally single-family with some institutional uses.

## **Neighborhood Participation**

Staff notified area residents, property owners, and the Northern Barton Heights and Battery Park Civic Associations. Staff has received letters of opposition to this request, which are included with the legislative file.

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