



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-042: To amend and reordain Ord. No. 1994-219-209, adopted Oct. 10, 1994, which authorized the special use of the property known as 2107-2117 West Cary Street, for the purpose of the construction of a twelve-unit multi-family dwelling and six single-family attached dwellings, upon certain terms and conditions, to modify the terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 3, 2026

PETITIONER

Baker Development Resources

LOCATION

2107-2117 West Cary Street

PURPOSE

ORD. 1994-219-209 permitted a multifamily development at 2107-2119 West Cary Street. As a condition to approval, the ordinance also required that satellite parking be provided on the property at 103 South Shields Avenue.

Furthermore, ORD. 2026-028, which was adopted by City Council at their February 9, 2026 meeting, authorized the construction of two two-family dwellings at 103 South Shields Avenue. To proceed with development of the property in accordance with the recently adopted ordinance, the existing satellite parking requirement from the 1994 ordinance must be removed from the conditions. Accordingly, the applicant is requesting this ordinance amendment to eliminate the parking requirement.

Additionally, staff has determined that the ordinance adopted in 1994 and the ordinance that was introduced as part of this amendment request both referenced the parcel that corresponds to 2119 West Cary Street. However, its street address is not explicitly identified in the ordinance text. Staff recommends that if the City Planning Commission chooses to recommend approval of the amendatory ordinance, then the motion should also request that the introduced ordinance be amended to reflect the correct series of addresses.

RECOMMENDATION

Staff finds that in 2023 City Council adopted Ord. 2023-101, which eliminated minimum parking requirements in the city. Therefore, the amendment request is consistent with the city's current parking requirements.

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 amendment request with the following additional amendment:

- Update all references to 2107-2117 West Cary Street to read 2107-2119 West Cary Street.

FINDINGS OF FACT

Site Description and Proposed Use

The subject properties are located in the Fan neighborhood on West Cary Street between South Shields Avenue and South Rowland Street. Combined, the properties are approximately 20,700 square feet or roughly 0.47 acres. 2107 West Cary Street is improved with a multi-family building and 2109-2119 each have a single-family attached dwelling. All dwellings are to remain.

A surface parking lot associated with this multifamily development is provided at 103 South Shields Avenue. This will be eliminated as part of the development approved by ORD. 2026-028, which authorized two two-family dwellings at 103 South Shields.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Community Mixed-Use, which is defined as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged. The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed, and buildings must address the street.

Intensity: Buildings generally ranging from two to six stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Major Mixed-Use Street:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops

- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is R-63 Multifamily Urban Residential District.

The applicant requests to amend Section 3(d)ix as follows:

Six (6) paved off-street parking spaces shall be provided at the rear of the multifamily dwelling ~~[and six (6) parking spaces shall be provided on an independent parcel fronting on South Shields Avenue]~~. All such spaces shall be located, paved, screened, and maintained substantially as depicted on the ~~[attached]~~ plans attached to Ordinance No. 1994-219-209, adopted October 10, 1994;

Surrounding Area

The majority of surrounding properties are zoned R-63 with a small area of R-7 Single-and Two-Family Urban Residential directly to the south. The area has a mix of residential and commercial uses.

Neighborhood Participation

Staff notified area residents, the Fan Area Business Alliance, and the Uptown Association, of the proposed Special Use Permit. To this date, staff has not received any letters of support or opposition for this application.

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