



## CITY OF RICHMOND

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

**Ord. No. 2026-103:** To authorize the special use of the property known as 3300 Delano Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 19, 2026

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

3300 Delano Street

#### **PURPOSE**

The applicant proposes to divide an unimproved lot in the R-4 zoning district. The proposed lot division does not meet the lot area and width standards of the underlying zoning district; therefore, a Special Use Permit is required.

#### **RECOMMENDATION**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. Staff reviewed the application and found the proposal generally consistent with the designation, which supports single-family detached dwellings as a primary use. The proposal is also supported by the Richmond 300 Master Plan's objective of increasing both inclusive and quality housing options by adding two single-family homes to this area of the city while keeping the scale similar to the existing neighborhood.

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

Therefore, staff recommends approval of this request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Cherry Gardens neighborhood on the corner of Delano Street and Hill Street. The property is currently an unimproved 12,500 square foot (.287 acre) parcel of land.

##### **Proposed Use of the Property**

Two single-family detached dwellings

##### **Master Plan**

The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as "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: 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 the property is R-4 Single-family Residential. The following features of the proposed development do not comply with the current zoning regulations:

#### 30-408.4 – Lot area and width

Single-family dwellings in the R-4 district shall be located on lots of not less than 7,500 square feet in area with a width of not less than 60 feet.

*The proposed lot widths for the new parcels are 50 ft. Lot A will be 6,250 square feet and Lot B will be 6,229 square feet.*

### **Surrounding Area**

Adjacent properties are located within the same R-4 zone, and the area is primarily single-family detached homes.

### **Neighborhood Participation**

Applicant is responsible for initial community outreach. Additional community notification took place by staff after introduction. Staff have not received letters of opposition or support.

**Staff Contact:** Madison Wilson, Planner, Land Use Administration, 804-646-7436