

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-185

To authorize the special use of the property known as 2300 Mimosa Street for the purpose of no more than two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 2300 Mimosa Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of no more than two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2300 Mimosa Street and identified as Tax Parcel No. S007-1379/003 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 2300 Mimosa Street, in the City of Richmond, Virginia,” prepared by McKnight and Associates, P.C., and dated May 24, 2023, and provided as an inset on sheet T1 of the plans entitled “New Single Family Residence, 2300 Mimosa St, Richmond, Virginia 23224,” prepared by Hedrick Architects, and dated February 20, 2026, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Single Family Residence, 2300 Mimosa St, Richmond, Virginia 23224,” prepared by Hedrick Architects, with sheet T1 dated February 20, 2026, and sheets A1-0 and A2-1 dated October 4, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as no more than two single-family detached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

(c) All mechanical equipment serving the property shall be located or screened so as not to be visible from any adjoining public right-of-way.

(d) There shall be no less than one off-street parking space, substantially as shown on the Plans.

(e) All elevations and site improvements shall be substantially as shown on the Plans.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as

amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 16, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 2300 Mimosa Street for the purpose of no more than two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant seeks to divide their property to construct a single-family detached dwelling. The proposed use does not meet lot area and width requirements of the R-5 zoning district; therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Bellemeade neighborhood on the corner of Mimosa Street and Overlook Street. The property is currently a 10,925 sq. ft. (.251 acre) parcel of land, improved with an existing single-family detached dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property 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).”

The current zoning for this property is R-5 Single-Family Residential. Adjacent properties are located within the same R-5 zoning district. The area is generally single-family. The density of the proposed is 2 units upon .25 acres or 8 units per acre.

COMMUNITY ENGAGEMENT: Bellemeade Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: **2300 Mimosa St.** APARTMENT NO/SUITE _____
APPLICANT'S NAME: **Joia Manning** EMAIL ADDRESS: _____
BUSINESS NAME (IF APPLICABLE): **2300 Mimosa St.** _____
SUBJECT PROPERTY OR PROPERTIES: **2300 Mimosa St** _____

APPLICATION REQUESTED

- ☐ Site Plan (New or Amendment)
- ☐ Wireless Site Plan (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Conditional Use Permit
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: **Joia Manning** _____
PROPERTY OWNER ADDRESS: **2300 Mimosa St.** _____
PROPERTY OWNER EMAIL ADDRESS: _____
PROPERTY OWNER PHONE NUMBER: **8044890515** _____
Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

October 20, 2025

City of Richmond Department of Planning and Development Review
Land Use Administration Division

Re: Applicant's Report - Special Use Permit Application
2300 Mimosa Street, Richmond, VA 23224

To Whom It May Concern:

Subject Property

The subject property, presently owned by the Applicant, is 0.25 acres, more or less, known as 2300 Mimosa Street, Richmond, VA, 23224, located near the intersection of Mimosa Street and Overlook Street in the City of Richmond, Virginia as depicted immediately below (the Property).



Current Use and Zoning Regulation

The Property, designated as R-5 Residential District on the Zoning Map of the City, is currently a single-family home. Surrounding properties are designated as R-5 along Overlook Street and Oakland Place.

Proposed Special Use

Consistent with the site plan enclosed herewith (the "Site Plan"), the Applicant proposes the addition of 1 new single-family residential, single story home located to the rear of the Property. This use is permitted as a matter of right within the R-5 district.

Conformance with Master Plan

The proposed special use of the Property conforms to the City's Master Plan, approved in the form of the Richmond 300 Master Plan (the "Master Plan"). According to the Master Plan, Richmond 300 intends the Property to be part of the Oak Grove/Bellemeade/Hillside Area. Oak Grove/Bellemeade Area is considered a potential growth area due to its accessibility to downtown, Fall Line Trail, and other amenities. Further, the proposed development shown on the Site Plan, would provide additional housing addressing the City's current significant housing shortage.

Charter Requirements

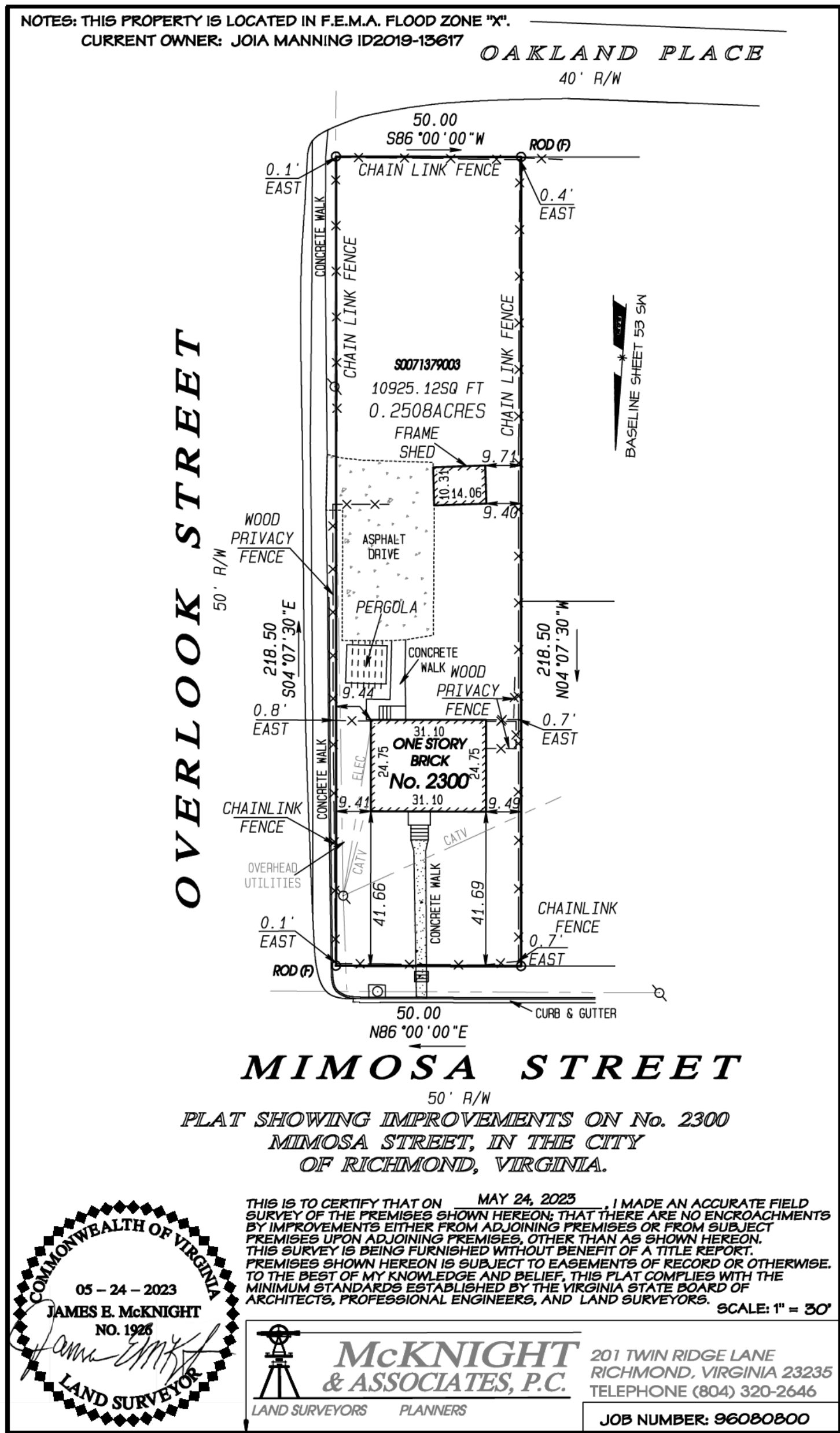
Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Conclusion

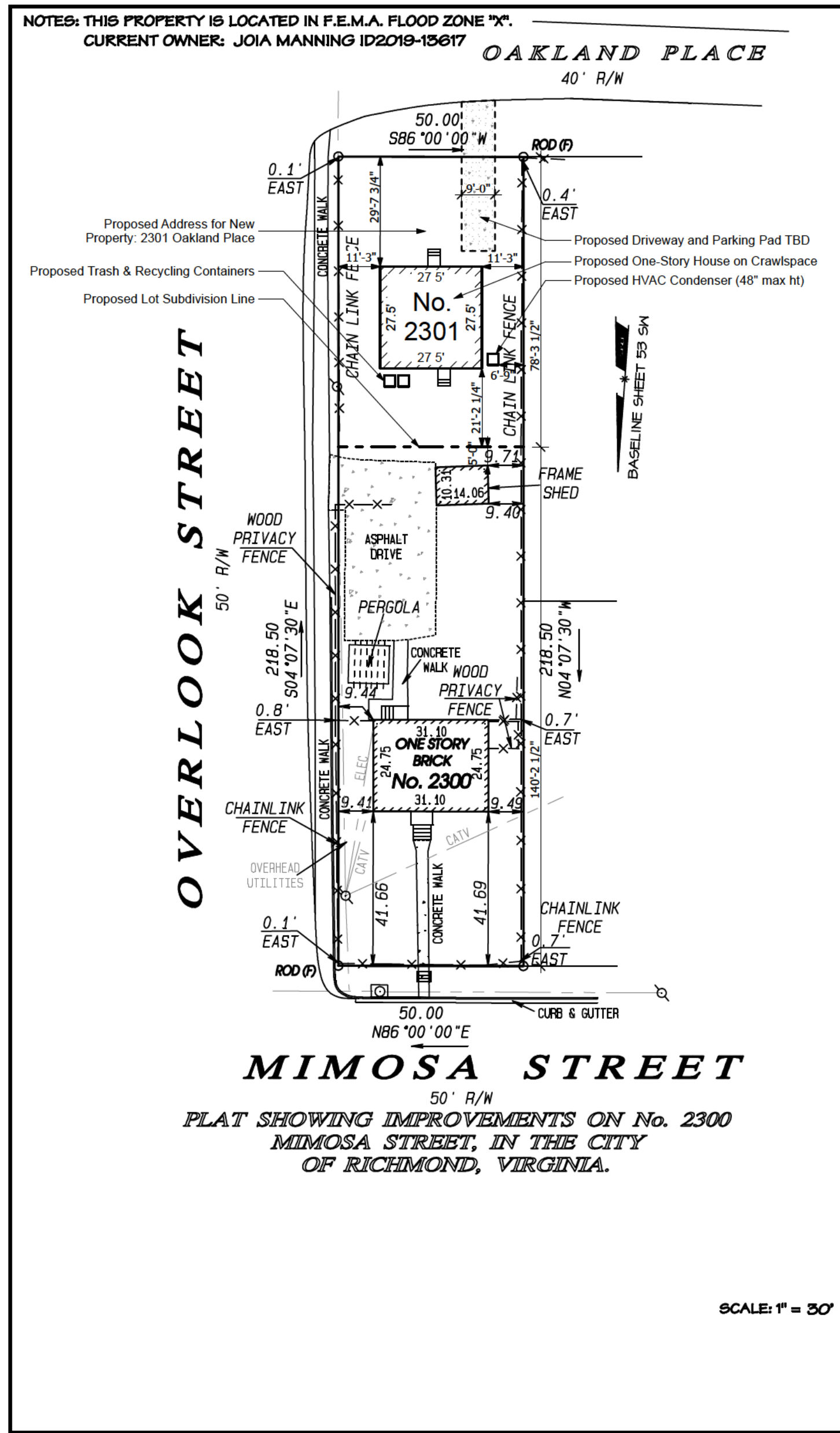
The proposed special use of the Property would align with the goals of the Master Plan. Thank you for your consideration of this matter. Please confirm that the Application has been received and deemed complete by your office. Please contact me if there are any questions.

Thank you for your help,
Joia Manning

DATE	DESCRIPTION



1 Exg Plat



2 Proposed Site Plan

2301 OAKLAND PL

PROPOSED LOT SIZE: ±3,917.5 SF

LOT COVERAGE CALC'S:

HOUSE = 757 SF/3917.5 SF * 100 = 19.32%

2300 MIMOSA ST

PROPOSED LOT SIZE: ±7,007.5 SF

LOT COVERAGE CALC'S:

EXG HOUSE + SHED = (770 SF + 145 SF)/
7007.5 SF * 100 = 13.06%

SCALE: 1" = 30'

NOTE:
SITE PLAN IS DEVELOPED/COMPILED FROM AVAILABLE
DATA. HEDRICK ARCHITECTS PLLC MAKES NO
WARRANTIES OR CLAIMS AS TO THE ACCURACY OF
THE BACKGROUND INFORMATION CONTAINED WITHIN
THIS PLAN. ALL EXISTING DIMENSIONS AND EXISTING
SITE CONDITIONS NEED TO BE VERIFIED IN FIELD.

GENERAL NOTES:	GENERAL FLOOR PLAN/FRAMING NOTES: 1. GC to field verify all dimensions. 2. DO NOT SCALE DRAW NGS to obtain dimensions. 3. Existing walls are dimensioned to face of exterior plaster and exterior brick, unless noted otherwise. New interior walls are dimensioned to face of stud, unless noted otherwise. New exterior walls are dimensioned to face of plywood sheathing (exterior side) and face of stud (interior side). Foundation walls are dimensioned to face of concrete or CMU. 4. Window and Door openings are dimensioned to the centerline, unless noted otherwise.	5. Steel columns are dimensioned to centerline. 6. Dimensions marked "EQUAL" or "EQ" Shall be to finish surface, U.N.O. 7. GC to verify all dimensions before proceeding and obtain measurements at the site for all work required in order to be accurately fitted. 8. Should the GC find, after a visit to the site or during construction, any discrepancies, omissions, ambiguities, or conflicts in and among the construction drawings, or be in doubt as to their meaning, the GC should bring these items to the attention of the Architect for direction before proceeding with any work in question.	9. Additional dimensions are available on plan details on interior elevation sheets. 10. GC to verify duct layout and bulkhead locations with Architect prior to install. 11. All smoke/carbon monoxide detectors to be hard-wired to dedicated circuit, interconnected, & provided with battery back-up. Provide one detector inside each Bedroom plus one (1) per Floor, as shown.
GENERAL FLOOR PLAN KEY: Existing to Remain New Walls Smoke and Carbon Monoxide Detector			

NOTE: VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. REFER TO DEMO NOTES & GENERAL NOTES FOR MORE INFORMATION.

HEDRICK
ARCHITECTS

21 S. Sheppard St #2
Richmond, VA 23221
(P) 804.562.8959

PROGRESS PRINT- NOT FOR CONSTRUCTION

New Single Family Residence

2300 Mimosa St
Richmond, Virginia 23224

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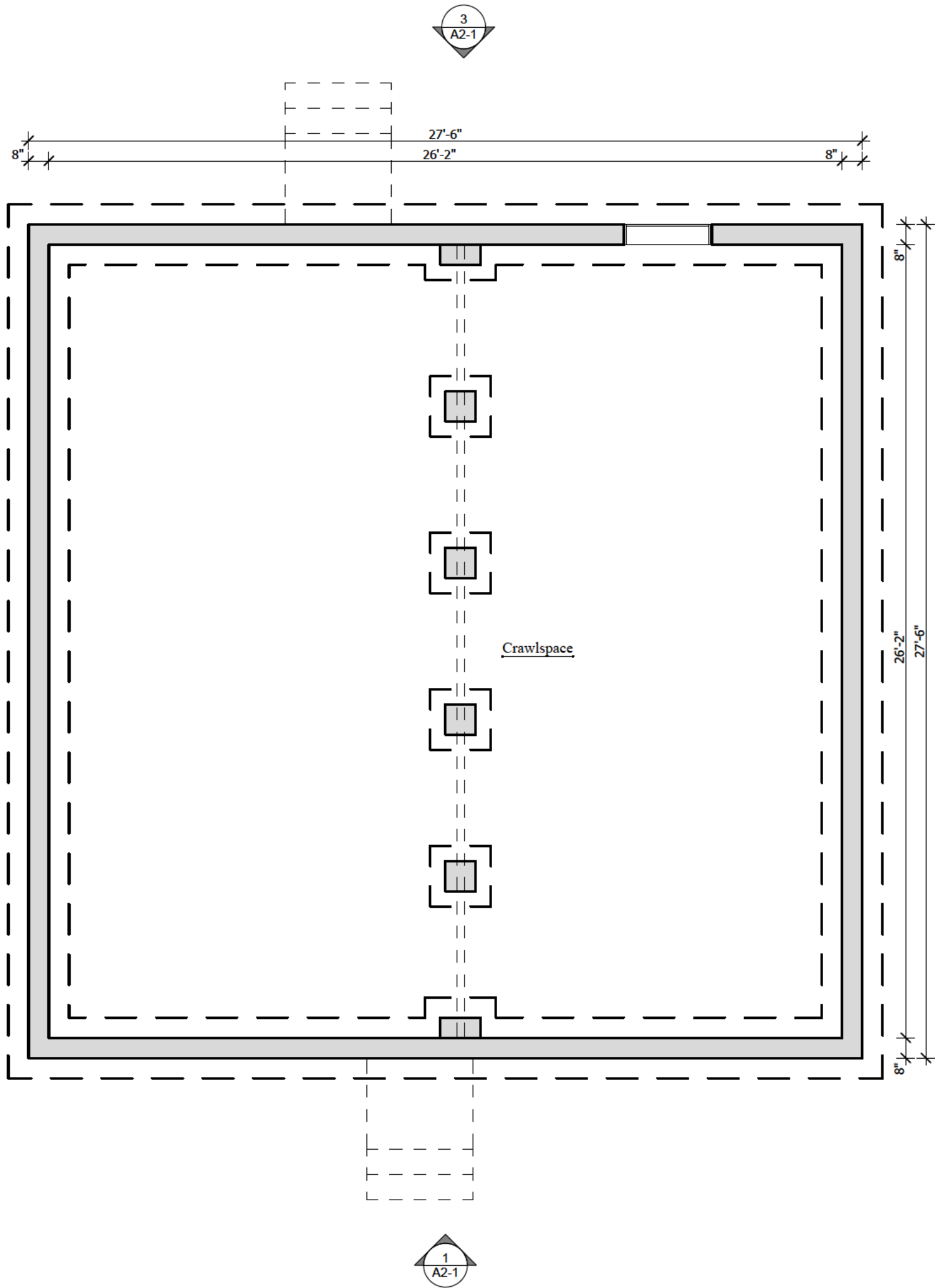
4 October 2025

SUP Progress Set

DATE	DESCR PTION

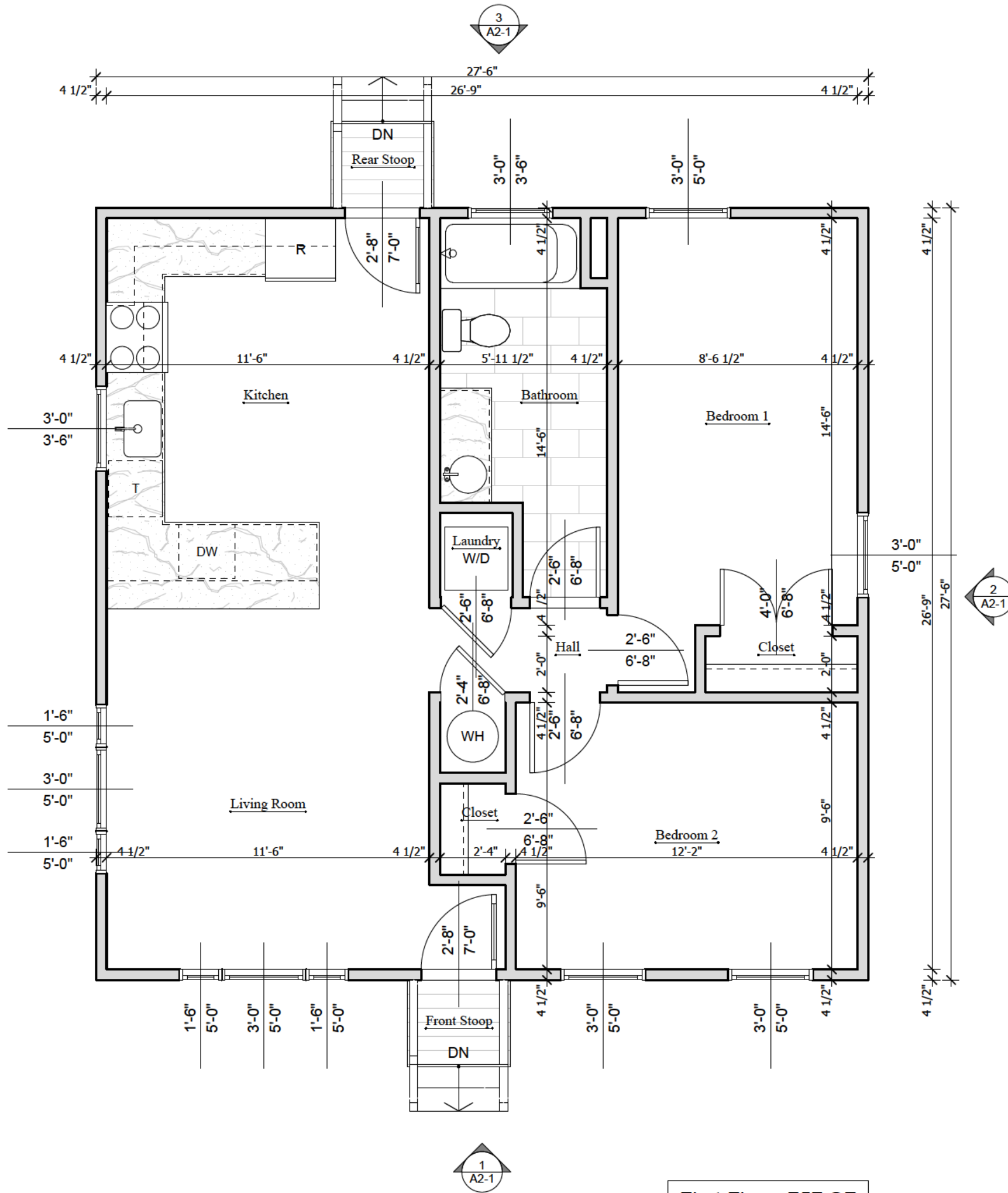
Proposed Plans

A1-0



1 Proposed Foundation Plan

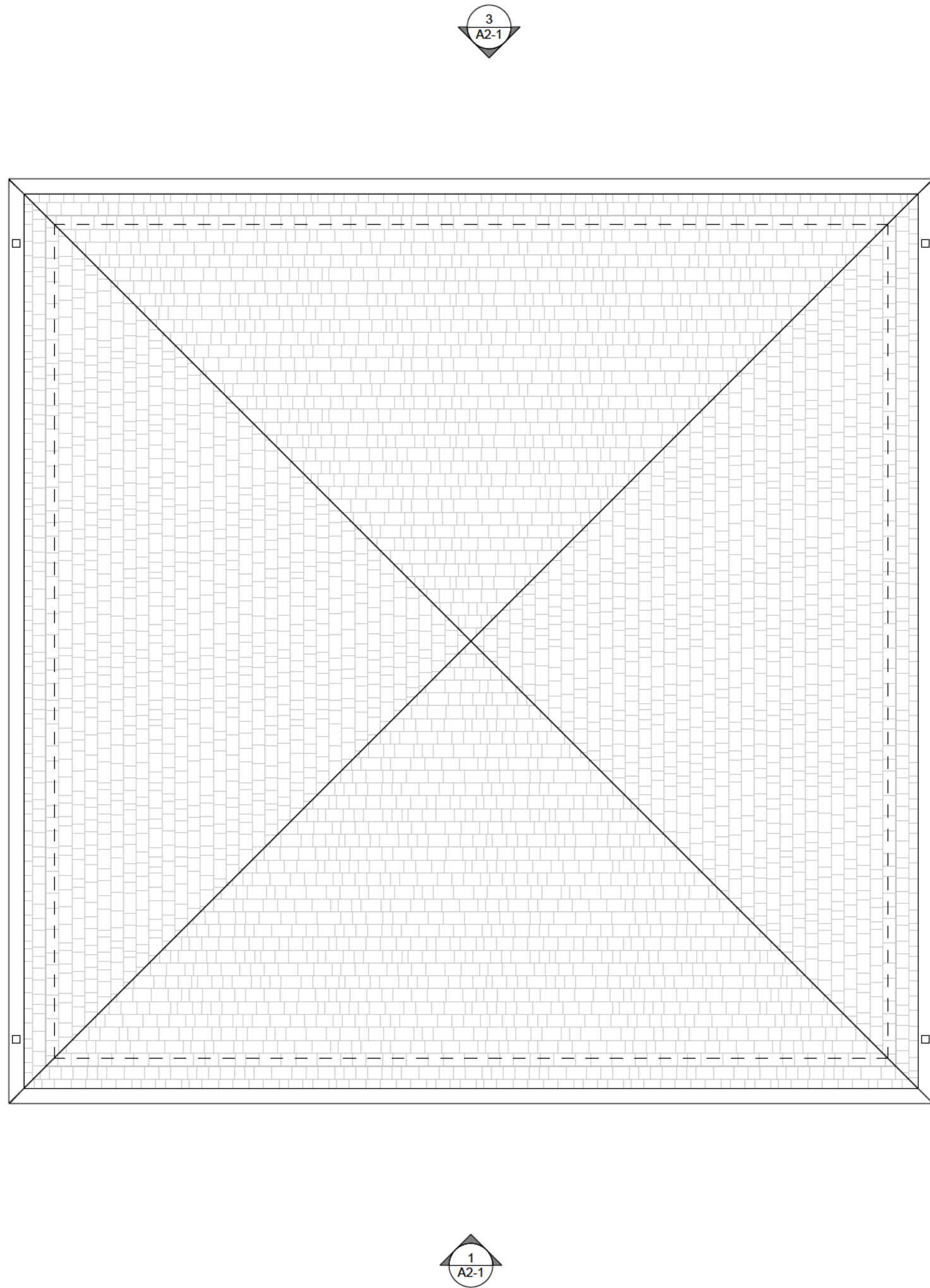
1/4" = 1'-0"



2 Proposed First Floor Plan

1/4" = 1'-0"

First Floor: 757 SF



3 Proposed Roof Plan

1/4" = 1'-0"



1 Front Elevation

1/4" = 1'-0"



2 Right Elevation

1/4" = 1'-0"



3 Rear Elevation

1/4" = 1'-0"



4 Left Elevation

1/4" = 1'-0"

HEDRICK
ARCHITECTS

21 S. Sheppard St #2
Richmond, VA 23221
(P) 804.562.8959

PROGRESS PRINT- NOT FOR CONSTRUCTION

New Single Family Residence

2300 Mimosa St
Richmond, Virginia 23224

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4 October 2025

SUP Progress Set

DATE	DESCR PTION

Proposed Elevations

A2-1