



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-093: To authorize the special use of the property known as 3317 Rear Monument Avenue for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 5, 2026

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

3317 Rear Monument Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of four single-family attached dwellings with off-street parking within an R-6 Single-Family Attached Residential District. While the use is permitted within the R-6 zone, varied feature requirements are not met. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposed use to be well aligned with the goals for the Neighborhood Mixed-Use land use category within the master plan. Characteristics found within the application that align with Neighborhood Mixed-Use include maintaining the existing street grid, rear parking, and appropriate building height.

Staff also finds that the request is supported by Objective 15.1a, which calls for an increase in "...the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles" The proposed is located within the Museum District, which is known for its diversity of use and walkability. The City's Walk Score Map scores this area as between 90 or more, "Walkers Paradise".

Staff find that due to all findings summarized above, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met.

FINDINGS OF FACT

Site Description

The property is located in the Museum District neighborhood on the alley to the south of Monument Avenue, between Roseneath Road and Tilden Street. The property is currently 16,528 square feet (0.3 acre) and contains several garages.

Proposed Use

The proposed use is four single-family attached dwellings. The proposed density of the project is 4 units upon 0.3 acres or approximately 13 units per acre.

Master Plan

The City's 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 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning

The current zoning for this parcel is R-6 Single-Family Attached Residential. The proposed use does not conform to the following sections of the Zoning Ordinance:

Sec. 30-412.4(2)a – Lot area and width; density; unit width – Single-family attached dwellings

The average density within a development site shall not exceed ten dwelling units per acre.

The proposed density is 13 units per acre.

Sec. 30-412.5(2)a – Yards; Single-family and two family attached dwellings; Front yard

There shall be a front yard with a depth of not less than 15 feet adjacent to public streets, private streets, parking areas and common spaces.

The front yard of "Residence 4" is approximately 13 feet.

Sec. 30-412.5(2)b – Yards; Single-family and two family attached dwellings; Side yards

There shall be a side yard of not less than ten feet in width at each end of a series of attached units.

The side yards of the proposed end units do are between 3 feet and 5 feet in width.

Sec. 30-412.6 – Lot coverage.

Lot coverage in the R-6 Single-Family Attached Residential District shall not exceed 55 percent of the area of the lot.

The proposed lot coverages of parcels 2, 3, and 4, are 59%, 64%, and 60%, respectively.

West of the Boulevard Design Overlay

The property is also located within the West of the Boulevard Design Overlay. A Notice of Design Overlay Approval was issued on April 29, 2026.

Conditions

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to four single-family attached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- All building elevations and site improvements, including without limitation landscaping and walkways, shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 5 of the Code of the City of Richmond (2020), as amended.
- Opaque windows shall be permitted along the north and south faces of the Special Use.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to four 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.
- Prior to the issuance of any building permit for the Special Use, the Owner shall ascertain from the Director of Planning and Development Review the proper house number for each house, building, or structure to be erected on the Property that is required to have such a number pursuant to section 24-35 of the Code of the City of Richmond (2020), as amended.
- No fence or landscape wall shall be permitted within five feet of any public right-of-way, except substantially as shown on the Plans. No fences on the Property shall exceed six and one-half feet in height.
- Lighting levels along the alley rights-of-way shall be provided in accordance with the latest street lighting standards established by the City's Department of Public Utilities, which standards may change from time to time. Prior to the issuance of any certificate of occupancy for the Special Use, the Owner, at its sole cost and expense, shall provide any further lighting necessary to ensure illumination of the full length of the alley rights-of-way serving the Property in compliance with the street lighting standards of the City's Department of Public Utilities.
- No short-term rentals shall be permitted on the Property.
- No accessory dwelling units shall be permitted on the Property.

- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.
- 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.
- The Owner shall make improvements within the right-of-way, including repaving the surface of that section of alley adjacent to the southwestern line of the Property, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The area is a mix of uses with a range of residential densities and types. The property is adjacent to, but outside of, the Monument Avenue Historic District.

Neighborhood Participation

Staff notified local residents and the Museum District Association of the proposed Special Use Permit. Letters of opposition have been received and are attached to the agenda file.

Staff Contact: Jonathan Brown, Principal Planner, Land Use Administration, 804-646-5734