



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-267: To authorize the special use of the property known as 1403 North 32nd Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2026

PETITIONER

Baker Development Resources

LOCATION

1403 North 32nd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of a new four-unit multi-family dwelling. Multi-family dwellings are not permitted uses in the R-5 Single-Family Residential district where the property is located. Therefore, a special use permit is requested.

RECOMMENDATION

Staff finds that the subject property is designated as Neighborhood Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Small multi-family buildings, typically three to ten units, are a primary use.

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.

FINDINGS OF FACT

Site Description

The 6,336 square foot property is located on the east side of North 32nd Street near the intersection with T Street. The property is irregularly shaped with 65 feet of street frontage and approximately 34 feet along the rear alley. The proposed density is 4 units upon 0.14 acres or 28 units per acre.

Proposed Use of the Property

Four-unit multi-family dwelling.

Master Plan

The City's Richmond 300 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 scale 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

The current zoning for this property is R-5 Single-Family Residential District. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-410.1 – Permitted principal uses

Multi-family is not a permitted use

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.
- All building elevations and site improvements shall be substantially as shown on the Plans.
- Vinyl siding shall not be permitted.

- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding area is primarily single-family detached residential.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association as well as area residents and property owners. A sign was posted on the property.

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