

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-188

To authorize the special use of the property known as 5729 Swanson Road for the purpose of up to three 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 5729 Swanson Road, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of up to three single-family detached dwellings, which use, among other things, is not currently allowed by section 30-406.4, 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 5729 Swanson Road and identified as Tax Parcel No: C007-0261/044 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No.5729 Swanson Road in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated August 29, 2023, 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 up to three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Division & Improvements on No.5729 Swanson Road in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 10, 2026 and last revised March 11, 2026, and “5729 Swanson Rd.” prepared by River Mill Development, and dated February 5, 2026, hereinafter referred to, collectively, 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 up to three single-family detached dwellings, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(c) 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 adjoining public right-of-way.

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than three 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 1,096 consecutive calendar days, 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: June 10, 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 5729 Swanson Road, for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The proposal calls for the creation of two new lots from the parent tract, and a single-family detached dwelling will be built on each new lot. The single-family detached dwellings are permitted uses in the R-3 Single-Family Residential zoning district where the property is located. However, the subdivision will cause the creation of three lots that cannot meet the lot feature requirements of the R-3 Single-Family Residential zoning district. Therefore, a special use permit is requested.

BACKGROUND: The property is located on the south side of Swanson between Lorieville Lane to the west and Princess Ella Lane to the east. The property is 134 feet wide and 20,429 square feet in area. The City's Richmond 300 Master Plan designates a 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." (p. 56)

Intensity: Residential density ranges from 2 – 10 units per acre. (p. 56)

The current zoning for this property is R-3 Single-Family Residential District. Adjacent and surrounding properties are also located within this district. The area is generally single-family detached residential.

COMMUNITY ENGAGEMENT: Swansboro West 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, Application Form, Applicant's Report, Plans, Survey, Map

STAFF:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



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: 530 E Main Street, Richmond, VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Syd Shoaf EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 5729 Swanson Road

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: BLTN Contractors LLC

PROPERTY OWNER ADDRESS: 6113 Oakland Trace Ct, Henrico, VA 23231

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 757-525-9272

Property Owner Signature: [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.

APPLICANT'S REPORT

February 11, 2026

*Special Use Permit Request
5729 Swanson Road, Richmond, Virginia
Map Reference Number: C007-0261/044*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 600
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 5729 Swanson Road (the "Property"). The SUP would authorize the construction of two new single-family detached dwellings on the Property. While the single-family detached use is permitted by the underlying R-3 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the southern line of Swanson Road between Lorieville Lane and Ullswater Avenue. The Property is referenced by the City Assessor as tax parcels C007-0261/044 and is currently improved with a single-family detached dwelling located on the eastern portion of the parcel. The Property is irregularly shaped, approximately 134.6' wide, and contains roughly 20,429.6 square feet of lot area. Access is provided by an existing driveway accessed from Swanson Road.



The properties in the immediate vicinity are developed mostly with single-family homes that range from one to two stories in height. Located across Swanson Road on the northern line of the street is the Southside Congregation Of Jehovah's Witnesses. To the East is a commercial shopping center which is anchored by a Food Lion. Lastly, while many properties nearby have been developed, there remain tracts of wooded areas in the vicinity which have not seen development.

EXISTING ZONING

The Property and those in the surrounding area, south of Swanson Road, are zoned R-3 Single-Family Residential, which generally permits the proposed single-family detached dwelling use. Notably, properties north of Swanson Road are zoned R-4 Single-Family Residential and to the East along Hul Street are properties zoned B-2 Community Business and B-3 General Business.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). Additionally, the Property is located proximate to property designated as “Corridor Mixed-Use,” as well as the Hull/Warwick Neighborhood Node. Both designations envision mixed-use development in the area, concentrated along Hull Street. Considering the overall context, the proposed development would develop residential uses that are complementary to the existing residential neighborhood while also increasing the population of the area to help support existing and future commercial uses along the Hull Street commercial corridor

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 112 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 126 (High Quality Places Chapter), Objective 4.1, to “create and preserve high quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.
- Page 162 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 176 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 178 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 185 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the Property into a total of three lots and construct two new single-family detached dwellings to front onto Swanson Road.

PURPOSE OF REQUEST

The currently vacant Property is approximately 134' in width along Swanson Road. The owner is proposing to divide the parcel into three new lots and construct two new single-family detached dwellings. While the single-family dwelling use is permitted by the underlying R-3 zoning district, the proposed lots, like other lots in the vicinity, do not meet the R-3 lot area and lot width requirements. Therefore, an SUP is required to permit the proposed development. All other aspects of the underlying zoning requirements would be met and off-street parking, which is not required, would be provided.

PROJECT DETAILS

When complete, the proposed dwellings would each be 24 feet in width, 59 feet in depth, and one story in height. They would each include approximately 1,336 square feet of finished floor area and contain three bedrooms and two bathrooms. The proposed floor plans are modern and efficient, with an open dining and living area on the first floor. The exterior would be clad in cementitious siding to ensure durability and a covered front porch would provide usable outdoor space for the future owners and address the street. The proposed dwellings massing and architectural style is designed to be compatible with nearby dwellings and driveways would provide off-street parking.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan and be consistent with the uses permitted by-right by the underlying zoning. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

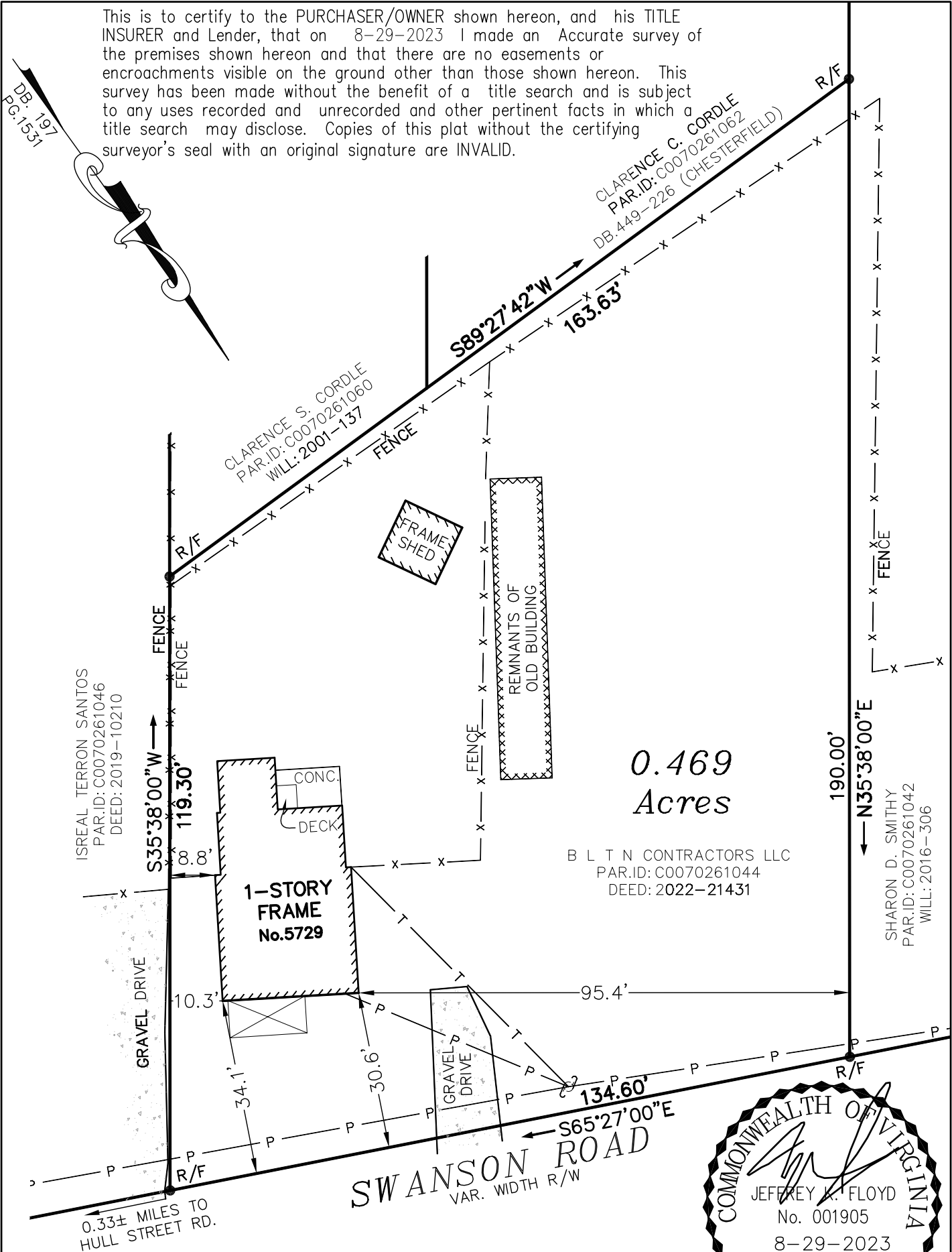
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed single-family dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of quality housing opportunities that are consistent with the development pattern while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 8-29-2023 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

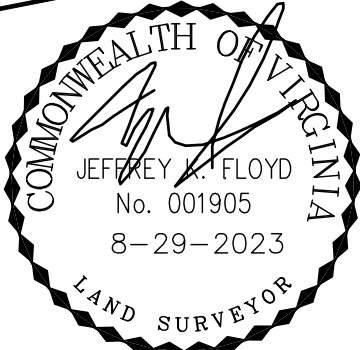
DB: 197
PG: 1531



0.469
Acres

B L T N CONTRACTORS LLC
PAR.ID: C0070261044
DEED: 2022-21431

SHARON D. SMITHY
PAR.ID: C0070261042
WILL: 2016-306




Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

MAP SHOWING THE IMPROVEMENTS
ON No. 5729 SWANSON ROAD
IN THE CITY OF RICHMOND, VA.

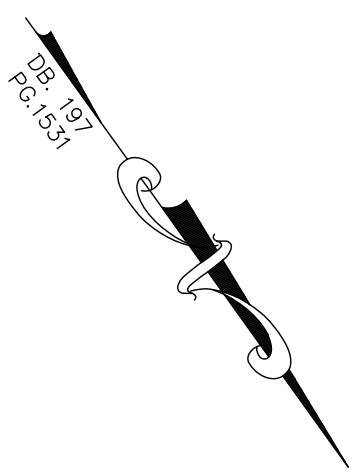
DATE: 8-29-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'

JOB NO. 230815929




SUPER CANS
WITH SCREENING
< 5' TALL


MULCH BED
WITH
LANDSCAPING

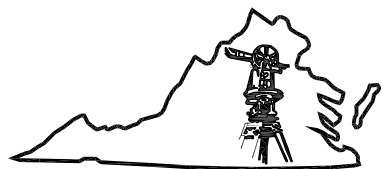
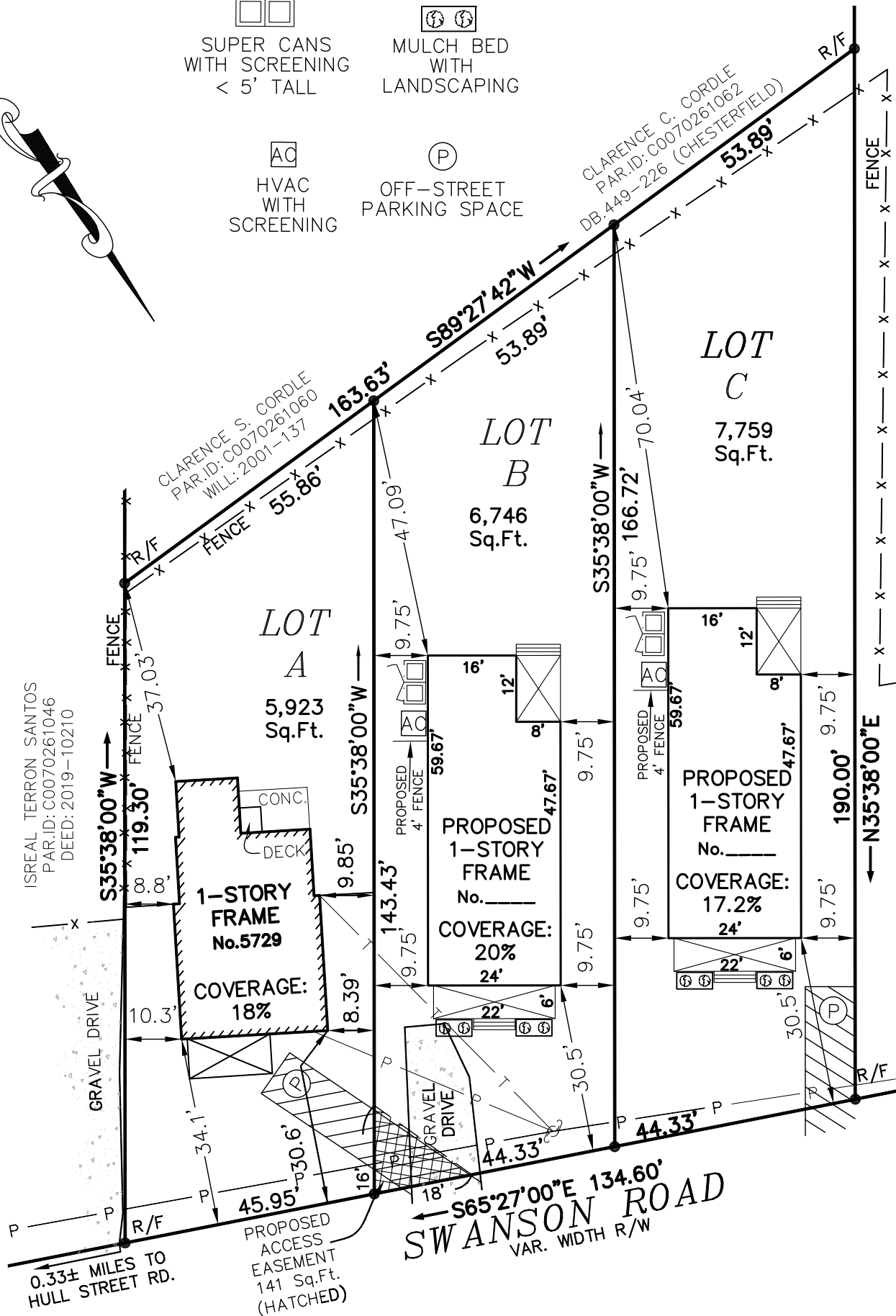

HVAC
WITH
SCREENING


OFF-STREET
PARKING SPACE

CLARENCE C. CORDLE
PAR.ID: C0070261062
DB. 449-226 (CHESTERFIELD)

CLARENCE S. CORDLE
PAR.ID: C0070261060
WILL: 2001-137

ISREAL TERRON SANTOS
PAR.ID: C0070261046
DEED: 2019-10210



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

SKETCH SHOWING THE PROPOSED
DIVISION & IMPROVEMENTS ON
No. 5729 SWANSON ROAD
IN THE CITY OF RICHMOND, VA.

REVISED: 3-11-2026
DATE: 2-10-2026

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

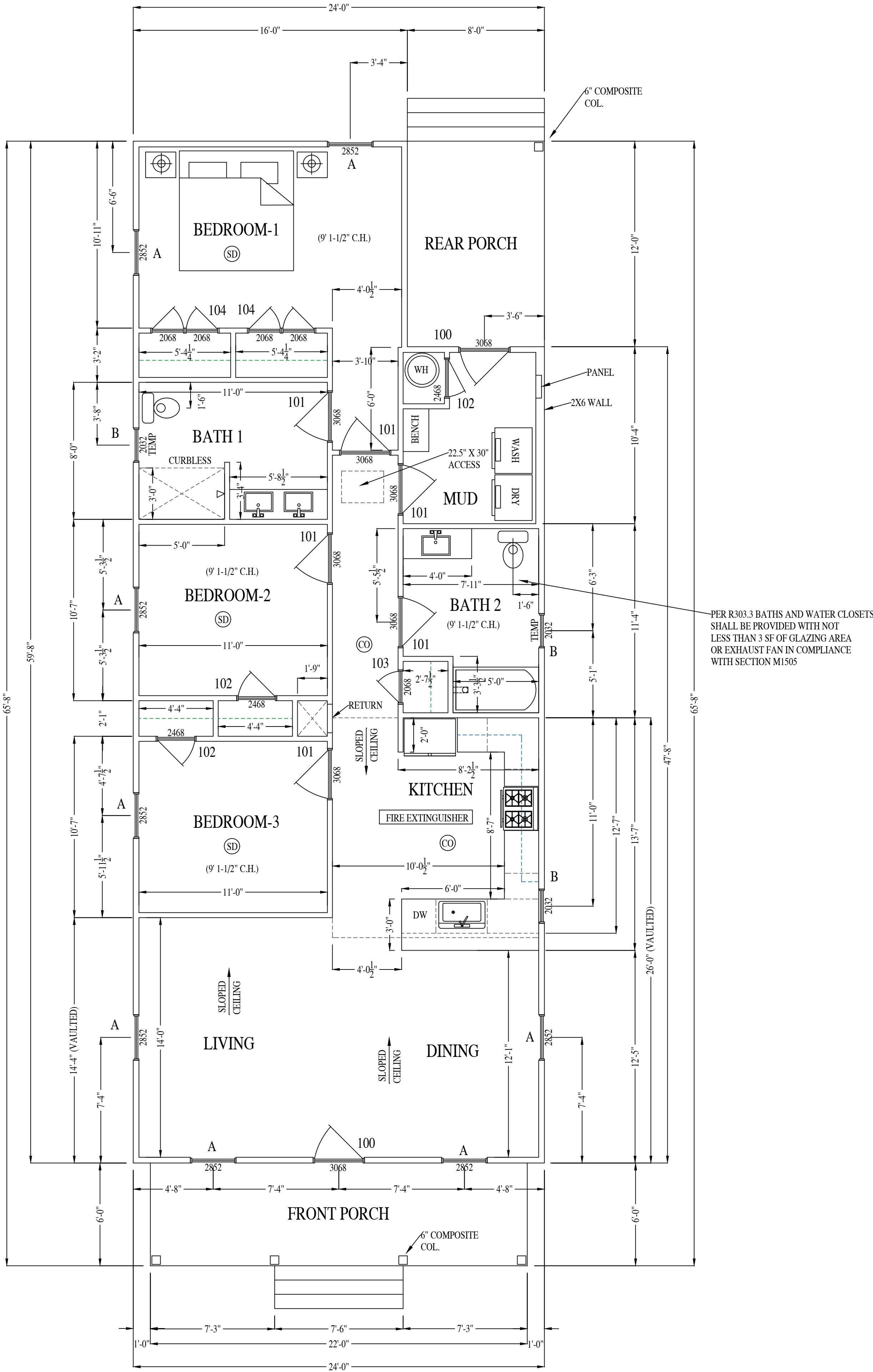
SCALE: 1"=25'

JOB NO. 230815929

MAIN FLOOR PLAN

1336 S.F.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
NOTE: BUILDER / CONTRACTOR TO VERIFY WINDOW AND DOOR QUANTITIES AND SIZES, ALONG WITH GLAZING TYPE.



CO + SMOKE DETECTOR
SMOKE DETECTOR

CO
SD

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	5'-2"	SINGLE D.H.	2-LITE VERT.	2-LITE VERT.	8
B	2'-0"	3'-2"	SINGLE D.H.	2-LITE VERT.	2-LITE VERT.	3
C	2'-0"	2'-0"	FUAX TWIN	FIXED 4-LITE		1

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	6'-8"	EXTERIOR INSUL.	FIBERGLASS	2
101	3'-0"	6'-8"	INTERIOR	WOOD	6
102	2'-4"	6'-8"	INTERIOR	WOOD	3
103	2'-0"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	2

BUILDER TO VERIFY ALL SIZES AND QUANTITIES PRIOR TO ORDER

5729 SWANSON RD.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

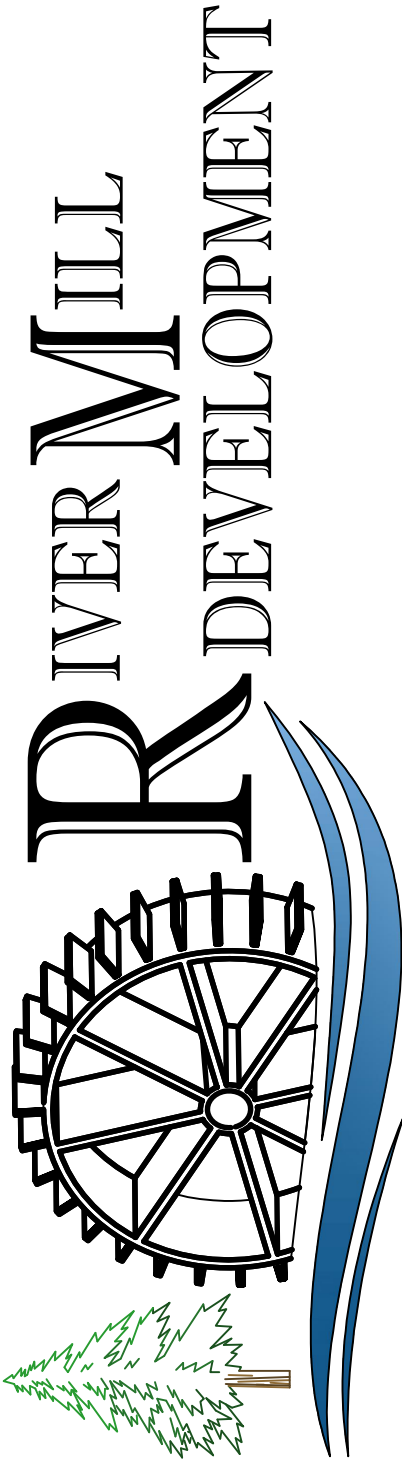
REVISION NOTES

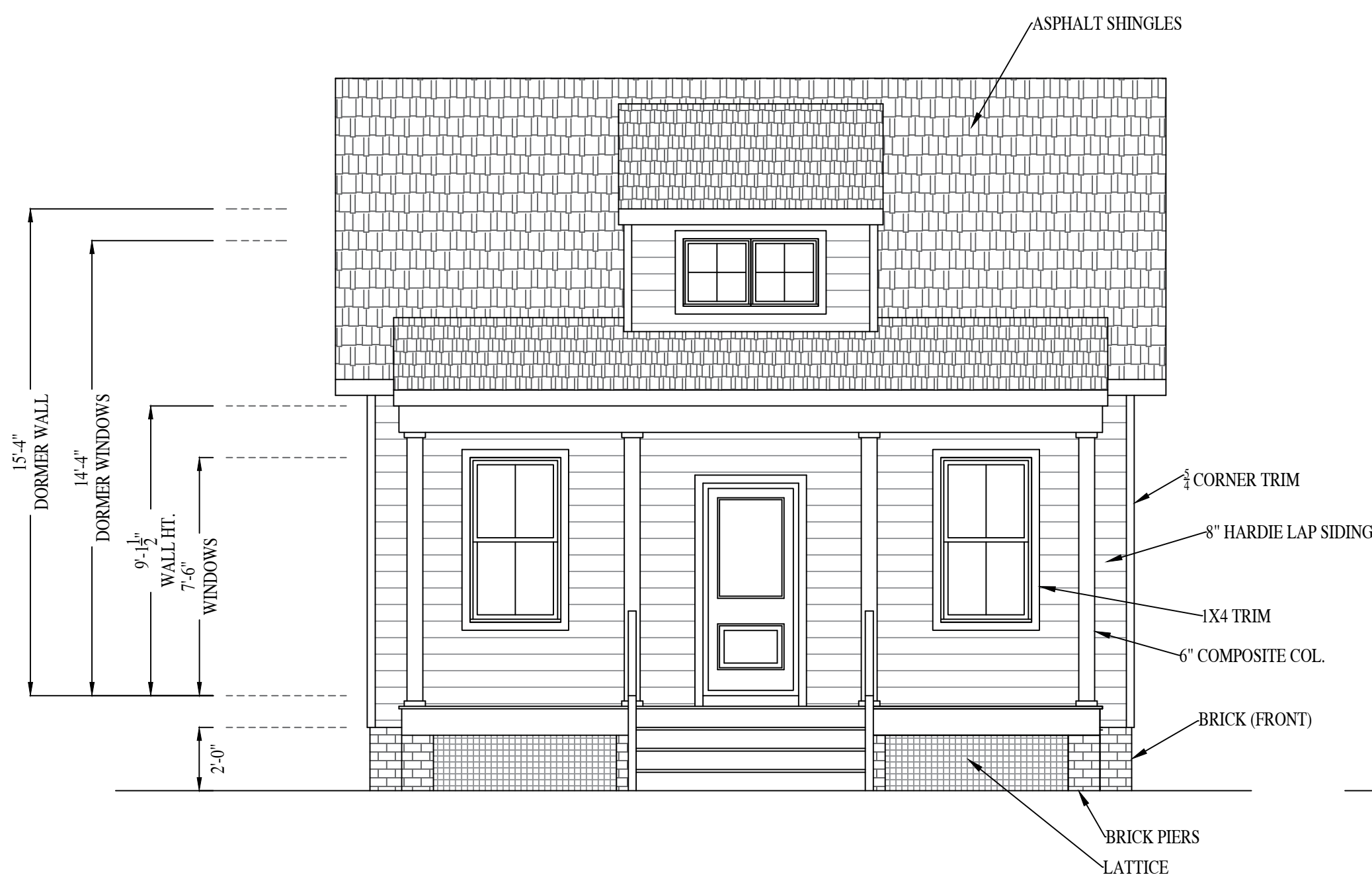
DATE	START

SCALE:
1/4" = 1'-0"

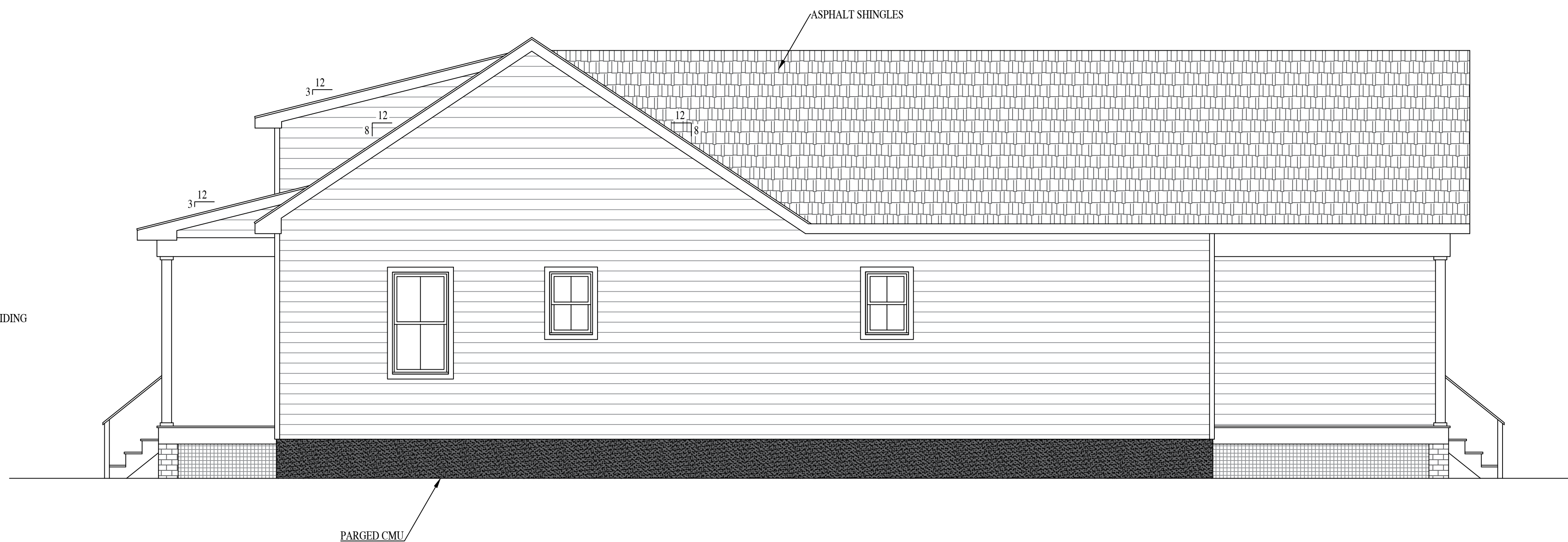
DATE:
2-05-2026

SHEET:
A1.1

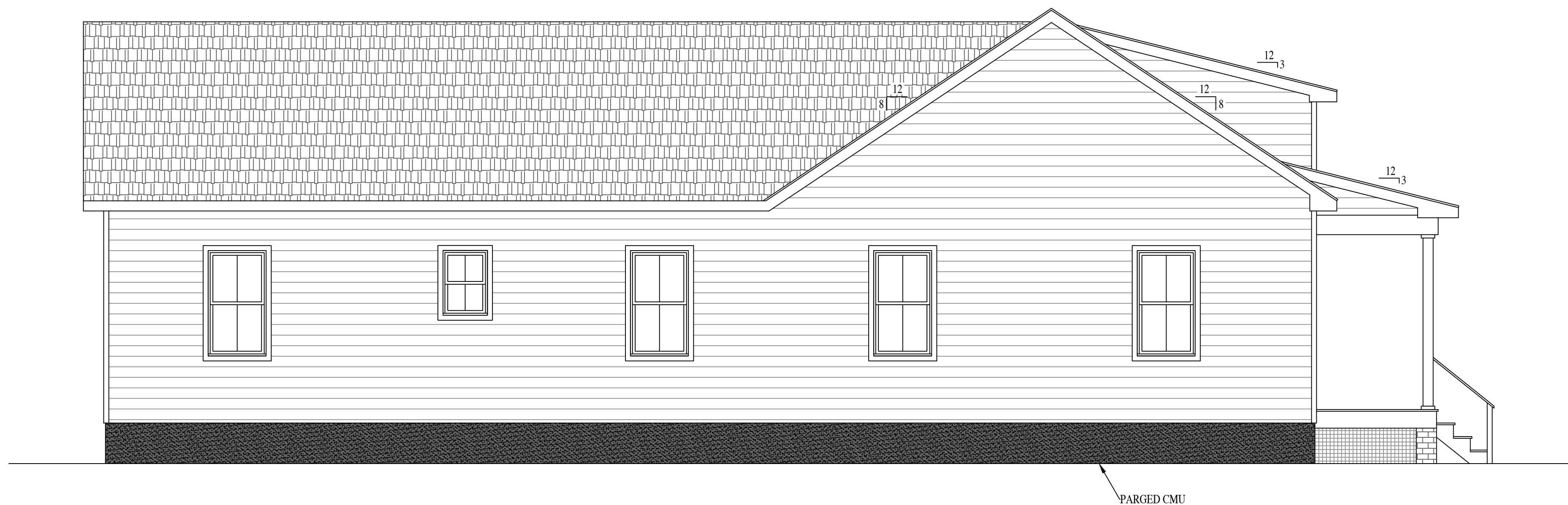




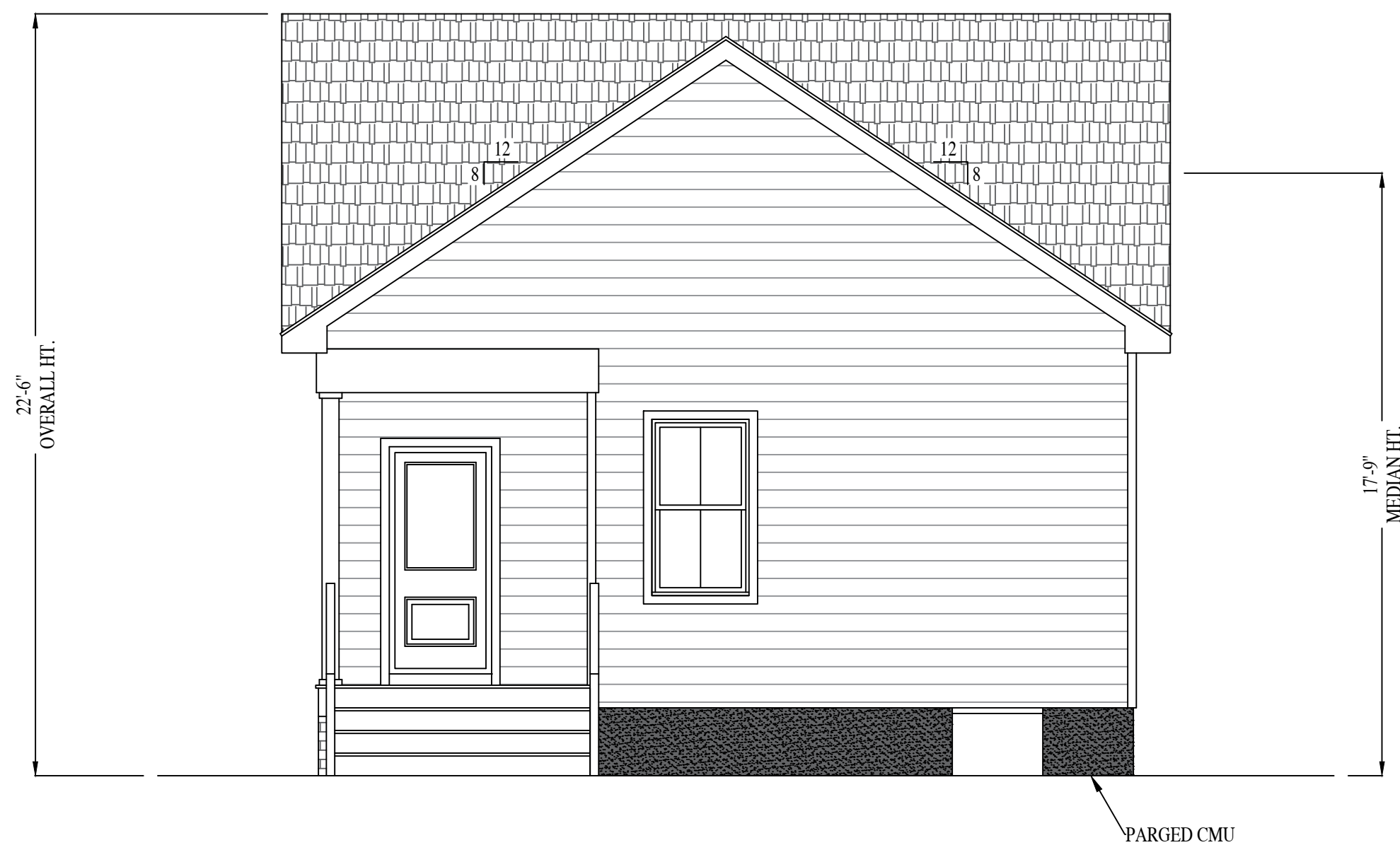
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

5729 SWANSON RD.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

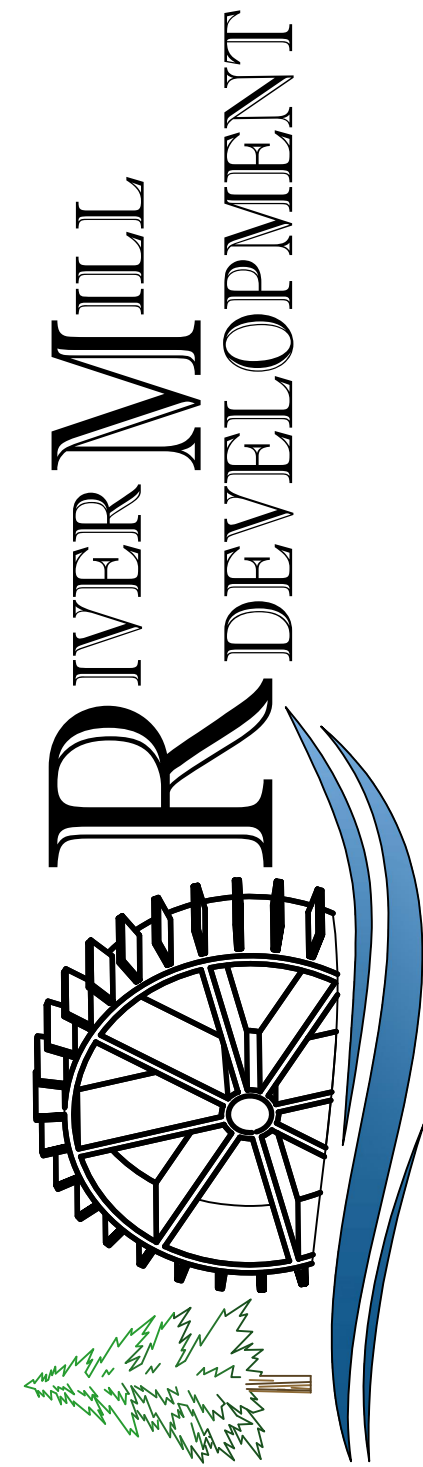
1/4" = 1'-0"

DATE:

2-05-2026

SHEET:

A2.1





**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 5729 Swanson Road

APPLICANT: Baker Development

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the special use of the property known as 5729 Swanson Road, for the purpose of two single-family detached dwellings, upon certain terms and conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

