



## CITY OF RICHMOND

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

**Ord. No. 2025-093:** To authorize the special use of the property known as 2003 West Grace Street for the purpose of a single-family detached dwelling and an accessory dwelling unit, upon certain terms and conditions. (2<sup>nd</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 20, 2025

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

2003 West Grace Street

#### **SUMMARY**

The applicant is requesting a Special Use Permit to authorize the construction of an accessory dwelling unit to be located over top of a garage. The garage and accessory dwelling unit are permitted uses for residential properties that contain a single-family detached dwelling. However, the proposed location encroaches into the rear yard setback, consistent with the garages located on both adjacent properties. Therefore, an SUP is requested.

#### **RECOMMENDATION**

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where accessory dwelling units and single-family dwellings are identified as appropriate primary uses.

Staff finds that the accessory dwelling unit is nonobtrusive to the neighborhood, as many accessory structures can be found throughout the immediate and surrounding blocks.

Staff finds that this proposal went through the Commission of Architectural Review process, where it was determined that the architecture of the structure is compatible with the existing neighborhood fabric.

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.

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## FINDINGS OF FACT

### Site Description

The 3,780 square foot property is located on the southern side of West Grace Street one parcel removed from the corner created with North Meadow Street in The Fan District. Access to the rear of the property is provided by an alley running parallel to West Grace Street. The property is improved with a three-story single-family detached dwelling.

### Proposed Use of the Property

Single-family detached dwelling with an accessory dwelling unit..

### Master Plan

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-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

Zoning Administration provided the following comments:

*The proposal is to construct a detached two-story garage with second floor dwelling unit accessory to a single-family dwelling. The lot coverage and rear and side yard setback requirements are not met; therefore, an SUP is required. .*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a single-family detached dwelling and an accessory dwelling unit, substantially as shown on the Plans.

- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building elevations and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

**Surrounding Area**

The current zoning for this property and surrounding neighborhood is R-48 Multifamily Residential District. The area is generally single family residential and small neighborhood commercial uses present in the vicinity.

**Neighborhood Participation**

Staff notified area residents, property owners, the Historic West Grace Street Association, Fan District Association, and the Fan Area Business Alliance. Staff has received no inquiries regarding the proposal.

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