



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-213 To authorize the special use of the property known as 1008 North 35th Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2025

PETITIONER

Baker Development Services

LOCATION

1008 North 35th Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the subdivision of a parcel improved with a single-family dwelling to facilitate the construction of a new single-family dwelling on the newly created parcel. While single-family dwellings are permitted uses in the R-5 Single-Family Residential district, the proposed subdivision creates two lots that do not conform to the lot feature requirements of the district.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where single-family dwellings are an appropriate 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 property is located on the north side of North 35th Street between Blakely and P Streets. The property is 60 feet wide and contains 7,500 square feet.

Proposed Use of the Property

Single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject area 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

The subject property is located within an R-5 (Single-Family Residential) zoning district. According to deeds, the proposed lot split is by-right, no final subdivision would be required. Maximum lot coverage within the R-5 shall not exceed thirty-five percent (35%) of the area of the lot. According to the 2025, Plat, Virginia Surveys attached to the request shows the proposed lot having 3,087.0 square feet. A lot coverage of 1080.45 SF (35%) is permitted. A proposed lot coverage of 1080.0 SF is proposed. Be advised, after the new single-family dwelling is constructed, only 0.45 square feet left would remain for future development. Any future addition(s) or any accessory building(s) would not be permitted without an amendment to this approval.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- All elevations and site improvements shall be substantially as shown on the Plans.

- Vinyl siding shall not be permitted.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 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

Surrounding Area

The surrounding land uses are primarily single-family dwellings.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036