



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-048: To authorize the special use of the property known as 2701 Garland Avenue for the purpose of adult transitional housing, under certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted Jun. 9, 1997, and all amendatory ordinances thereto. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: April 15, 2025

PETITIONER

Frederick Wyatt
William "Shiloh" Jones

LOCATION

2701 Garland Avenue

SUMMARY

The applicant proposes to convert the existing building that is currently classified as a funeral home to an inpatient rehab facility, that would temporarily house up to 25 male patients. The proposed use is not permitted in the R-6 zoning district; therefore, a special use permit is required.

RECOMMENDATION

Staff finds that the proposed use is consistent with the recommendations of the Richmond 300 Future Land Use Map, which designates this area as Residential. Within this designation, institutional uses are identified as appropriate secondary uses along Major Streets. The request seeks to permit a residential facility associated with an institutional use, located along North Avenue, which is classified as a Major Residential Street.

Staff finds that this proposal calls for the adaptive reuse of an existing commercial building, which aligns with several goals in the Richmond 300 Master Plan, including the goals of Objective 3.2, which calls to "Reduce the demolition of historical buildings."

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 12,398 square feet (.28 acre) parcel of land, located on the corner of Garland Avenue and West Norwood Avenue in the Northern Barton Heights neighborhood.

Proposed Use of the Property

Adult transitional housing, that would facilitate mental health and substance abuse rehabilitation for men up to 30 days.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential, which consists of Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

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.

Ground Floor: Not applicable. Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. Transitional housing is not permitted in this district. Therefore, a special use permit has been requested.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall be as adult transitional housing, substantially as shown on the Plans.
- No more than 25 patients may be treated at the Special Use at any given time.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs for non-dwelling uses permitted by conditional use permit in the R-6 Single-Family Attached Residential District, pursuant to section 30-506(2) of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.
- All elevations and site improvements shall be substantially as shown on the Plans.
- 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 is R-6 Single-Family Residential. Adjacent properties are located within a mix of zones including R-6 and B-2 community business district. The area is generally single-family with some institutional uses.

Neighborhood Participation

Staff notified area residents, property owners, and the Northern Barton Heights and Battery Park Civic Associations. Staff has received letters of opposition to this request, which are included with the legislative file.

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