



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-269 To authorize the special use of the property known as 406 Brook Road for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, upon certain terms and conditions. (2nd District)

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

PETITIONER

Rob Stigall

LOCATION

406 Brook Road

PURPOSE

The applicant is requesting a special use permit to authorize retail, jewelry repair and manufacturing, and a restaurant with outdoor dining. The property is located in a RO-2 Residential Office District, which does not permit these uses. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that subject property has a Neighborhood Mixed-Use future land use designation. The proposed uses would be considered key secondary uses in this designation.

Staff finds that the subject property is located in the Jackson Ward Node. Goal 6, Objective 6.1 highlights the need to increase the number of residents and jobs at Nodes. The subject proposal achieves this objective by providing both housing (second flood apartment) and jobs (first floor business).

Staff finds that Chapter 4, Objective 11.3 in the City's Richmond 300 Master Plan aims to increase the number and support the growth of small businesses. The subject proposal would allow for two different small businesses to open at the subject property, supporting this objective.

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 in the Jackson Ward neighborhood on Brook Road between West Clay Street and West Marshall Street. The property is a 3,200 square foot parcel improved with a two-story brick building. The existing building is to remain.

Proposed Use of the Property

Mixed-use building.

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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is RO-2 Residential Office District. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-426.1. – Permitted Principal Uses

The proposed uses are not permitted

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- All 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 surrounding area is a mix of residential and commercial uses.

Neighborhood Participation

Staff notified the Historic Jackson Ward Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact:

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