



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-019: To authorize the special use of the property known as 602 West 26th Street for the purpose of no more than two single-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2026

PETITIONER

Baker Development Resources

LOCATION

602 West 26th Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the subdivision of the subject property, resulting in two lots that cannot meet certain feature requirements of the zoning district. Therefore, a special use permit is requested. A new single-family detached dwelling is proposed for the new lot that will result from the subdivision. The existing two-family dwelling will remain on the other lot.

Note: The introduced ordinance inaccurately describes this request as two single-family dwellings. If approved, staff recommends amending the ordinance to accurately describe the request as one single-family dwelling and one two-family dwelling. All instances that read no more than two single-family detached dwellings” should be amended to read “no more than ~~[two]~~ one single-family detached dwelling[s] and one two-family detached dwelling”

RECOMMENDATION

Staff finds that the subject property is designated as Residential on the Future Land Use Map in the Richmond 300 Master Plan, and single-family detached dwellings and duplexes are appropriate uses in this district.

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, with the following amendment to accurately describe the request:

- Replace all references to “no more than two single-family detached dwellings” to read “no more than ~~[two]~~ one single-family detached dwelling[s] and one two-family detached dwelling”
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FINDINGS OF FACT

Site Description

The property is located on the west side of 602 West 26th Street near the corner with Springhill Avenue. The parcel is 62 feet wide and 148 feet in depth, for a total lot area of 9,176 square feet. Alley access is provided to the rear of the property. The property is improved with a two-family detached dwelling.

Proposed Use of the Property

One single-family dwelling and one two-family dwelling

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a 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: 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. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-412.4. – Lot area and width; density; unit width

Single-family detached dwellings shall be located on lots of not less than 5,000 square feet in area with a width of not less than 50 feet.

Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

The proposed lots are 5,298 square feet in area and 35.8 feet in width; and 3,878 square feet in area and 26.2 feet in width.

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as no more than ~~[two]~~ one single-family detached dwelling~~s]~~ and one two-family detached dwelling.
- All building elevations and site improvements shall be substantially as shown on the Plans.
- 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 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 area is primarily single-family detached homes.

Neighborhood Participation

The Woodland Heights Civic Association was notified of the application and notice was sent to nearby property owners. No public comment has been received to date.

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