

INTRODUCED: September 22, 2025

AN ORDINANCE No. 2025-228

As Amended

To authorize the special use of the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 10 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to four single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN:

ADOPTED: FEB 9 2026 REJECTED: STRICKEN:

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue and identified as Tax Parcel Nos. E000-2174/018 and E000-2174/019, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Division of 1105 Carlise [sic] Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated October 29, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to four single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Division of No. 1103 and No. 1105 Carlise [sic] Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 12, 2025, and last revised [~~May 14, 2025~~] November 3, 2025, “1103.5 Carlisle Ave,” prepared by River Mill Development, and dated January 15, 2025, and “1107 Carlisle Ave,” prepared by River Mill Development, and dated January 15, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to four single-family detached dwellings, substantially as shown on the Plans.

(b) No less than [~~four~~] six off-street parking spaces shall be required for the Special Use.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of sidewalk along Carlisle Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

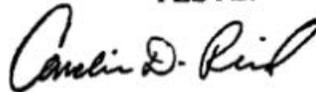
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

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

The current zoning for this property is R-5 Single-Family Residential District The area is generally residential. The proposed density is two units upon 0.32 acres or 6.3 units per acre.

COMMUNITY ENGAGEMENT: Greater Fulton Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 22, 2025

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 21, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: _____ APARTMENT NO/SUITE _____

APPLICANT'S NAME: _____ EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

Property Owner Signature:  _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

March 26, 2025

Special Use Permit Request

1103 & 1105 Carlisle Avenue, Richmond, Virginia

Map Reference Number: E000-2174/018 & E000-2174/019

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

Will Gillette

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1103 and 1105 Carlisle Avenue (the "Property"). The SUP would authorize the division of the Property in order to construct a total of two new single-family detached dwellings, with one new dwelling located on each of the current parcels. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject Property is located on the southern line of Carlisle between Union and Tompkins Streets. 1103 and 1105 Carlisle Avenue are referenced by the City Assessor as tax parcels E000-2174/018 and E000-2174/019 respectively and are each 61.61' in width containing 7,395 square feet of lot area. Each parcel is currently in the process of being developed with a by-right single-family detached dwelling on the western portion of the parcel. Access is provided via an east-west alley located to the rear of the Property.



The properties in the vicinity are primarily developed with single-family detached dwellings of a range of forms and materials. Further west lies two large multifamily buildings which also contain a range of other uses beyond which lies Powhatan Hill Park.

EXISTING ZONING

The Property and those in the immediate area are zoned R-5 Single-Family Residential which permits the proposed single-family detached use. One block to the north lies a R-6 Single Family Attached Residential District. Several Board of Zoning Appeals and SUP approvals can also be found in the vicinity.

TRANSPORTATION

Located less than a five-minute walk from the Property, is the Williamsburg + Northampton bus stop which serves the 4B bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"

Proposal

PROJECT SUMMARY

The proposed development includes the division of the Property into a total of four parcels and the construction of two single-family detached dwellings on the two newly created lots. Each parcel is currently being developed with a by-right single-family dwelling.

PURPOSE OF REQUEST

The Property consists of a two lots of record each with 61.61' of frontage and containing 7,795 square feet of lot area for a total of 123.22' of frontage along Carlisle Avenue and 14,790 square feet of lot area. Each parcel is currently being developed with a single-family detached dwelling, as permitted by the underlying zoning. The owner is now proposing to divide each lot and construct one new single-family detached dwelling on each new parcel. As the proposal does not meet some of the feature requirements prescribed by the underlying R-5 zoning district, including lot area and width, a special use permit is required.

PROJECT DETAILS

When complete, the new single family detached dwellings would be two-stories in height and would utilize design features found in nearby homes to be consistent with the existing dwellings found throughout the neighborhood. The dwellings utilize a traditional design, consistent with other dwellings nearby and including design features, like the gabled roof and full width porch which are found in the neighborhood.

The dwelling would each contain four bedrooms and two-and-one-half bathrooms. Each dwelling has been designed to meet the needs of today's homebuyer with open living spaces, spacious kitchens and primary bedroom suites with en-suite bathrooms. The dwellings would be constructed of high-quality materials including cementitious siding to ensure quality and durability. Off-street parking, accessible from the alley, would be provided for each dwelling.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and proposed off-street parking will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

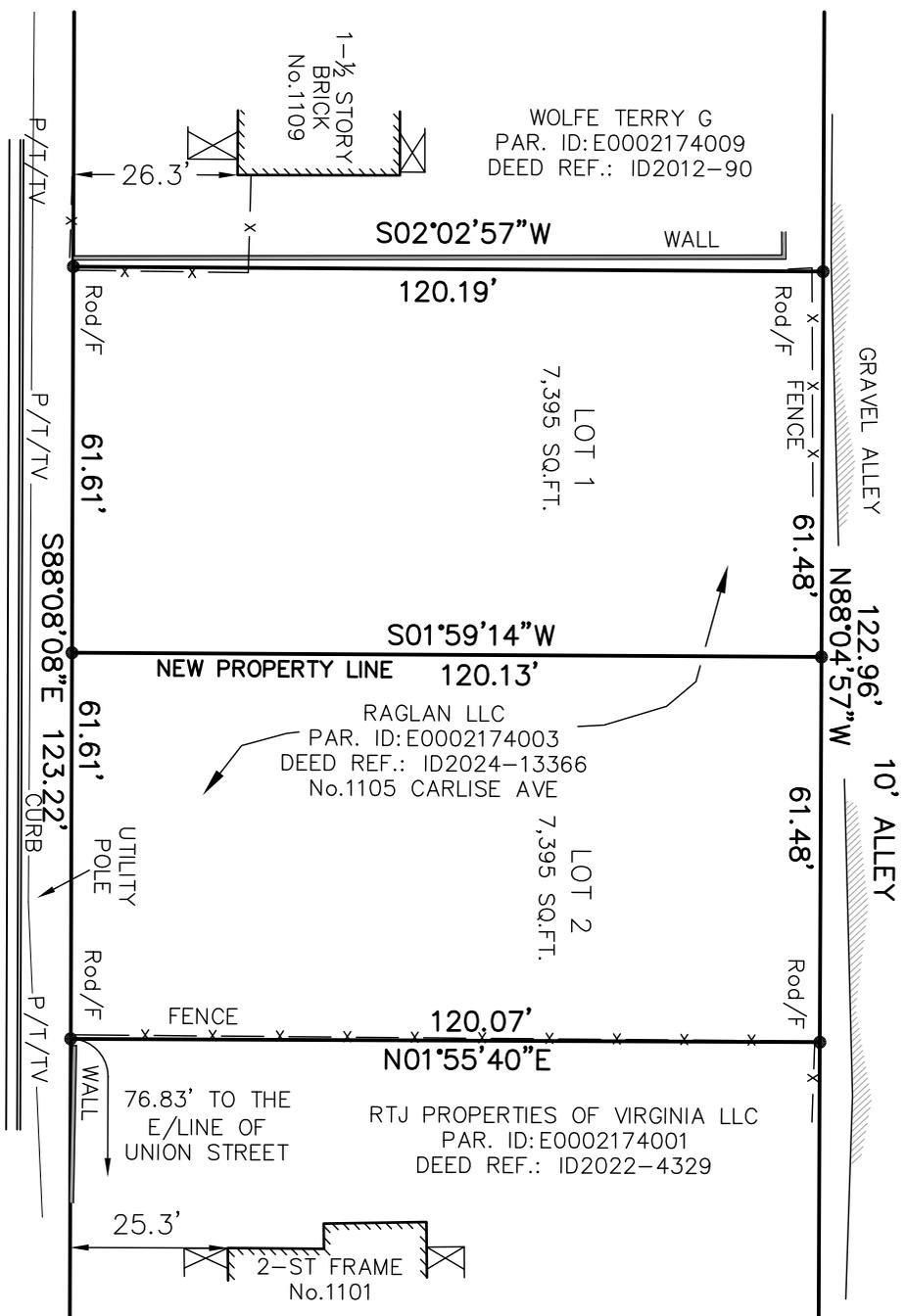
Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The dwellings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use as well as helping encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the

block through the addition of street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-29-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

INSTRUMENT
No. 11-6985



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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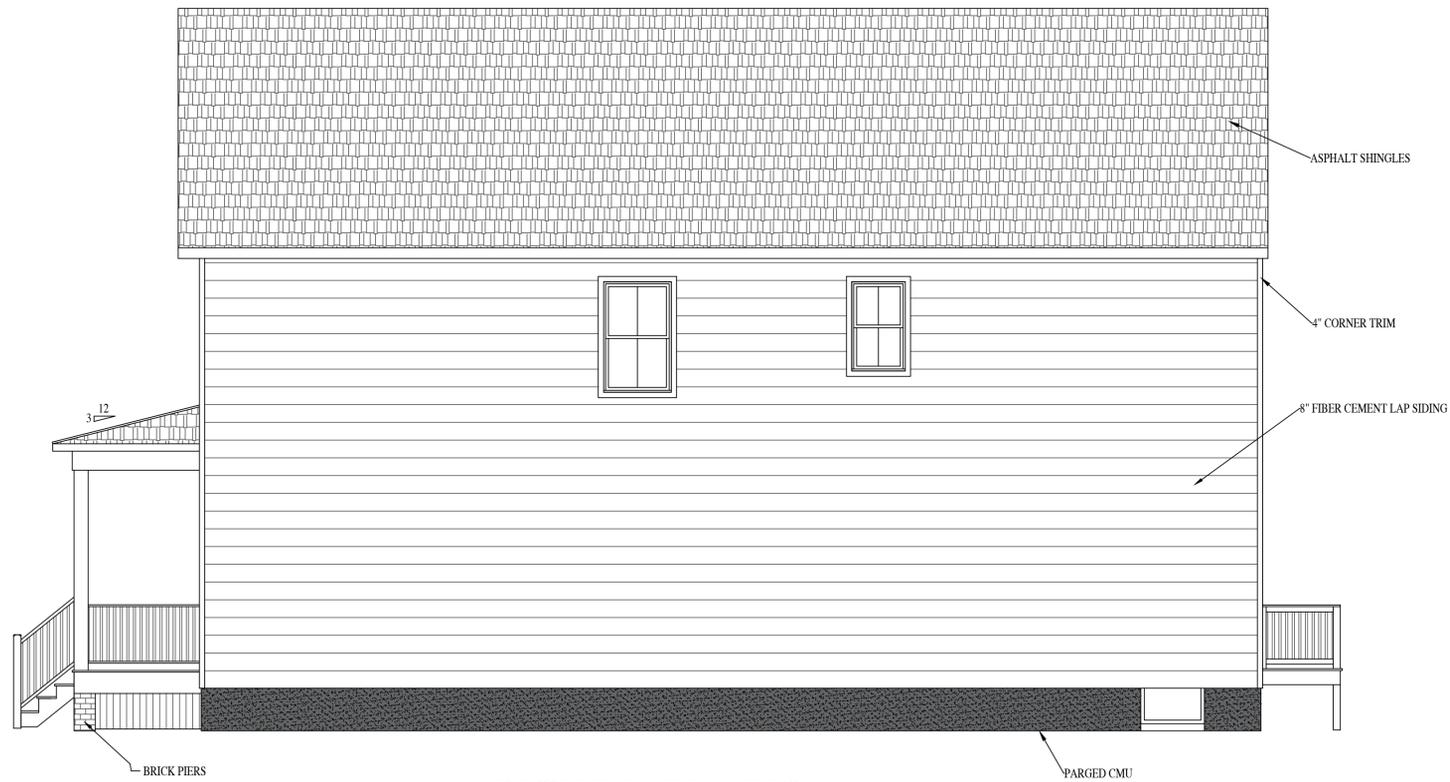
CARLISE AVE.
40' R/W

MAP SHOWING THE DIVISION
OF 1105 CARLISE AVENUE
IN THE CITY OF RICHMOND, VA.

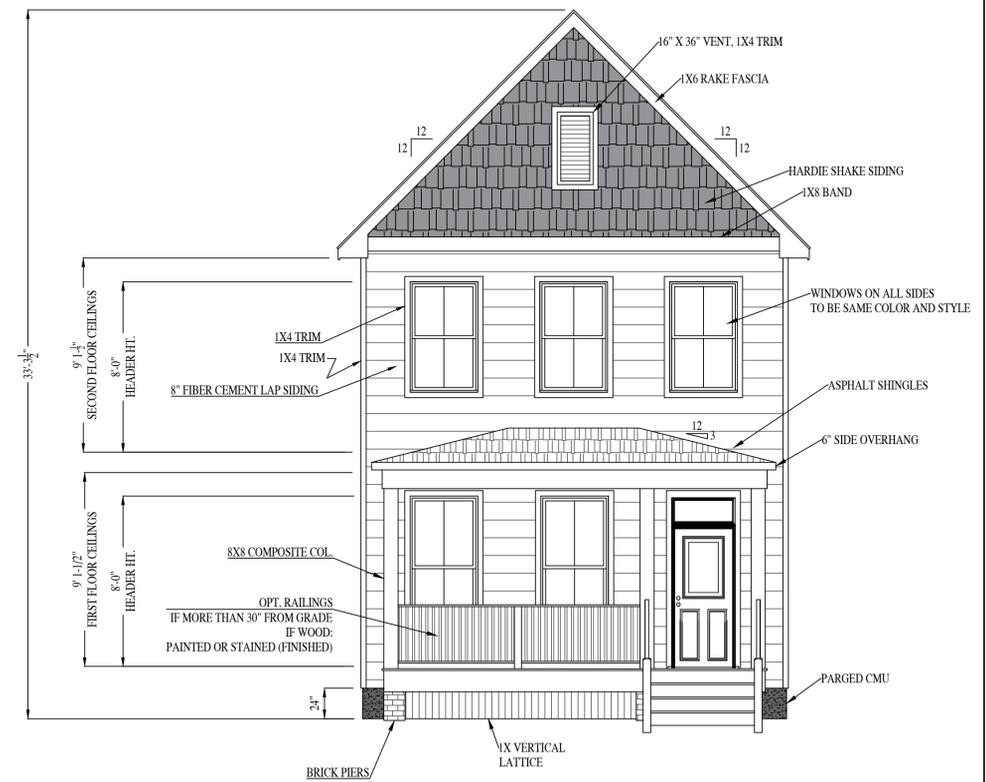
DATE: 10-29-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

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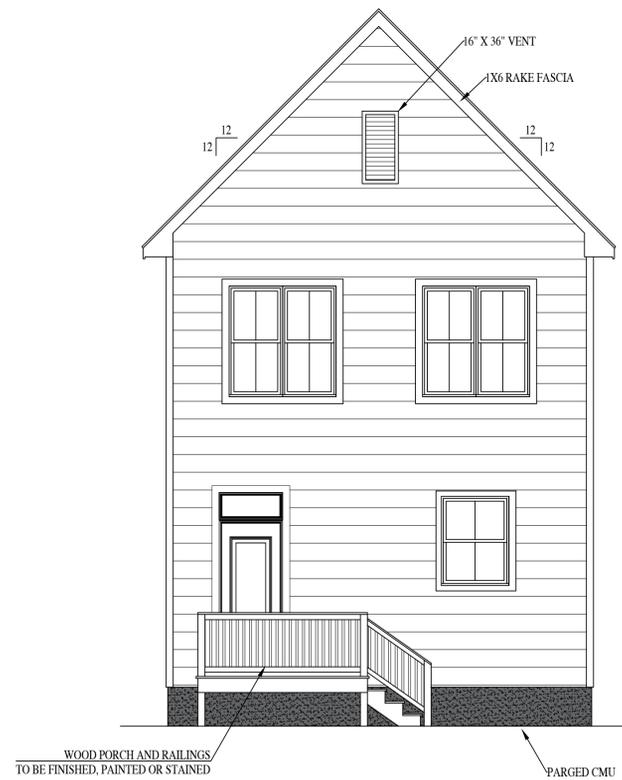




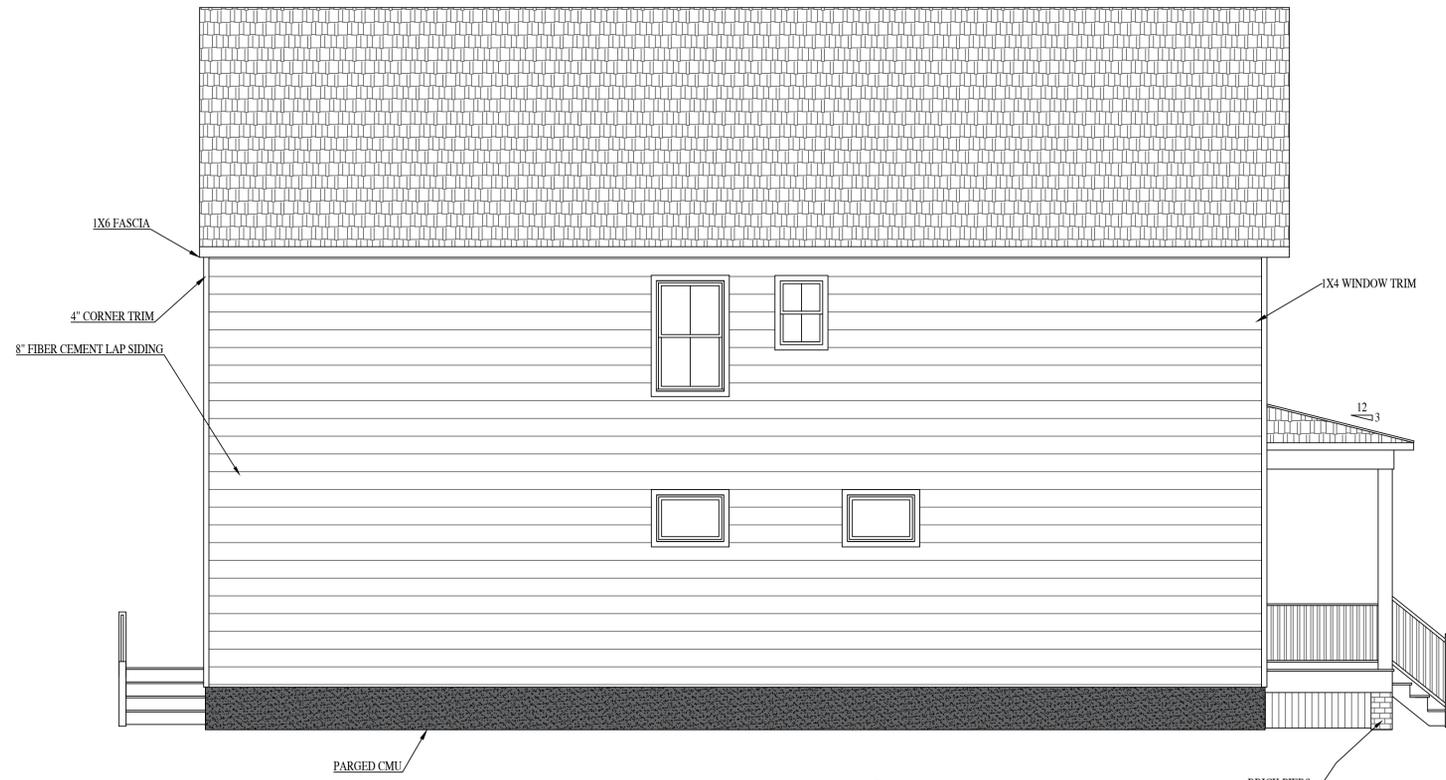
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1103.5 CARLISLE AVE

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

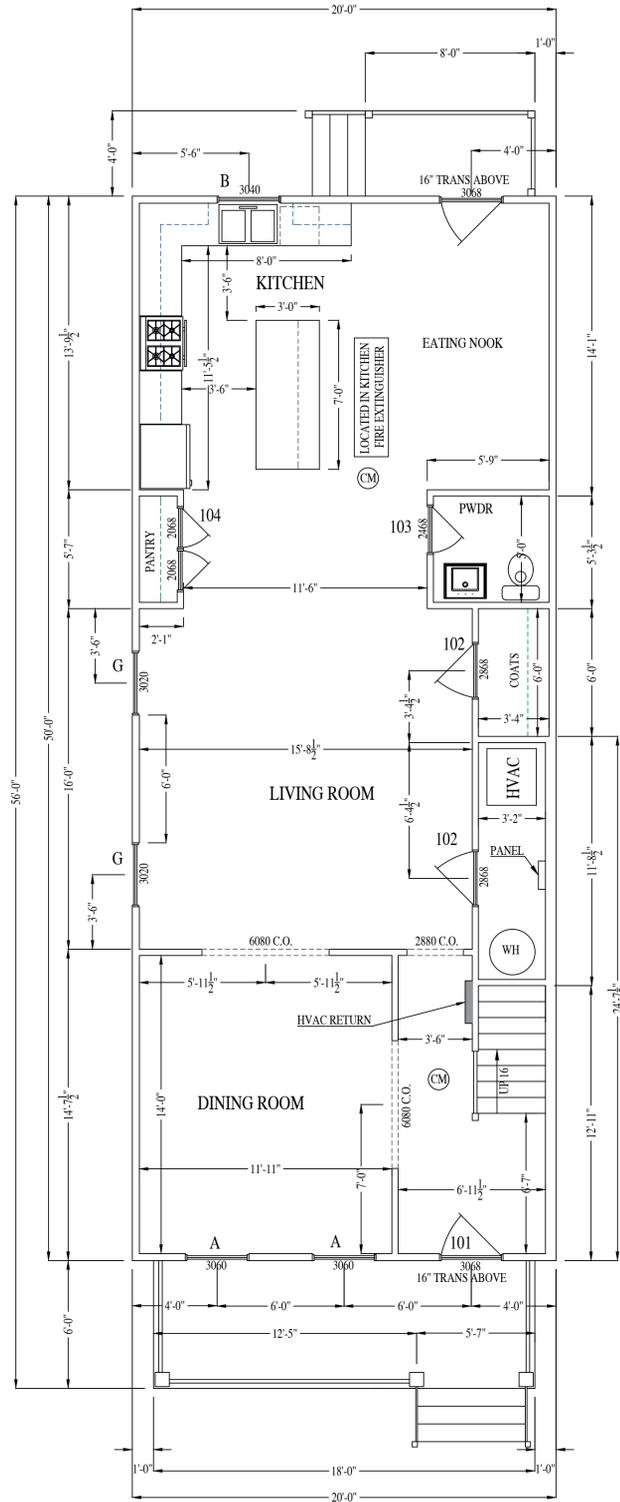
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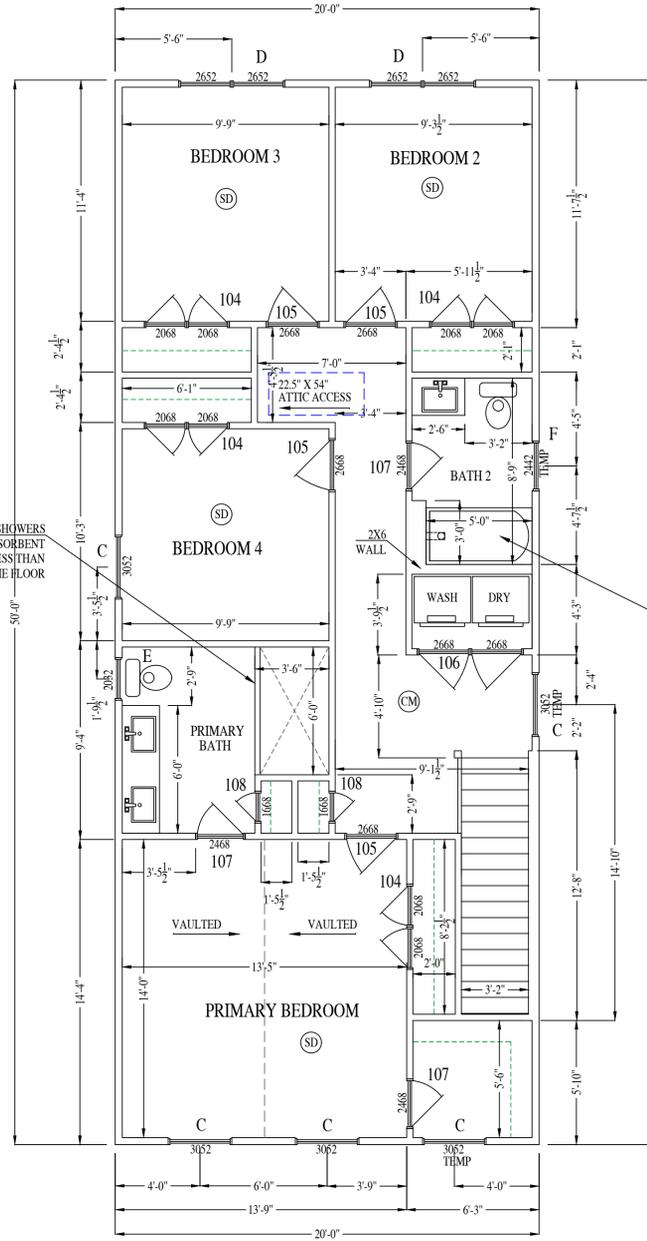
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FIRST FLOOR PLAN

1000 S.F.



SECOND FLOOR PLAN

1000 S.F.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	2
B	3'-0"	4'-0"	SINGLE D.H.	2 LITE	2 LITE	1
C	3'-0"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	5
D	2'-6"	5'-2"	TWIN D.H.	2 LITE	2 LITE	2
E	2'-0"	3'-2"	SINGLE D.H.	2 LITE	2 LITE	1
F	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	1
G	3'-0"	2'-0"	FIXED	CLEAR	N/A	2

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
101	3'-0"	8'-0"	EXTERIOR INSUL.	1/2 LITE FIBERGLASS DOOR + TRANS	2
102	2'-8"	6'-8"	INTERIOR	WOOD	2
103	2'-4"	6'-8"	INTERIOR	WOOD	1
104	2'-0"	6'-8"	INTERIOR TWIN	WOOD	5
105	2'-6"	6'-8"	INTERIOR	WOOD	4
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	3
108	1'-6"	6'-8"	INTERIOR	WOOD	2

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4
 CONTRACTOR OR OWNER TO VERIFY WINDOW AND DOOR QUANTITIES AND USE.

PER R303.3 BATHS AND WATER CLOSETS SHALL BE PROVIDED WITH NOT LESS THAN 3 SF OF GLAZING AREA OR EXHAUST FAN IN COMPLIANCE WITH SECTION M1505

SMOKE DETECTOR (SD)
 CO + SMOKE DETECTOR (CM)

1107 CARLISLE AVE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

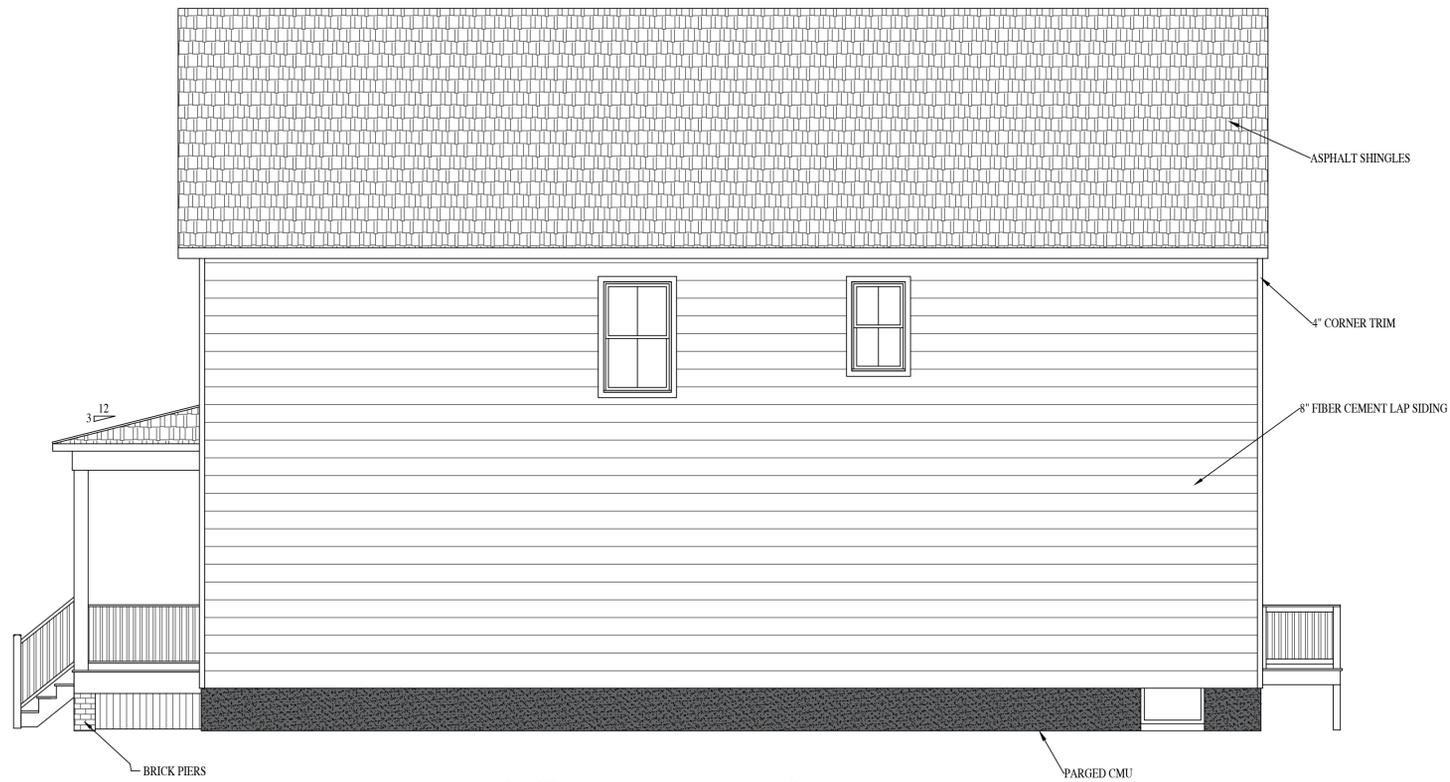
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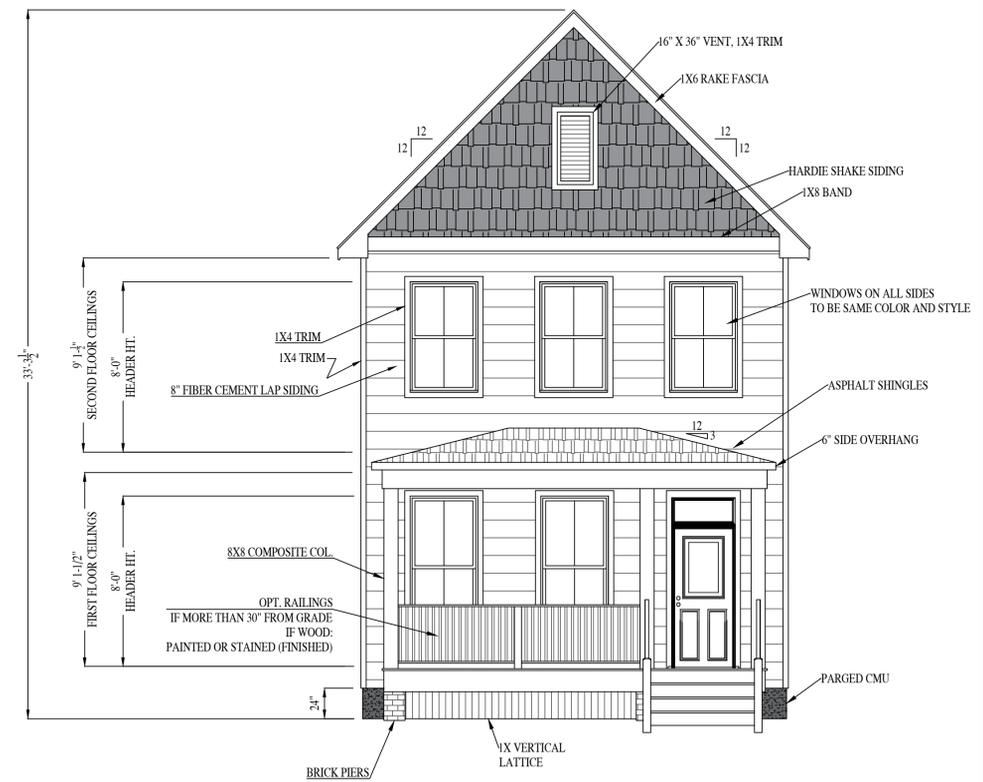
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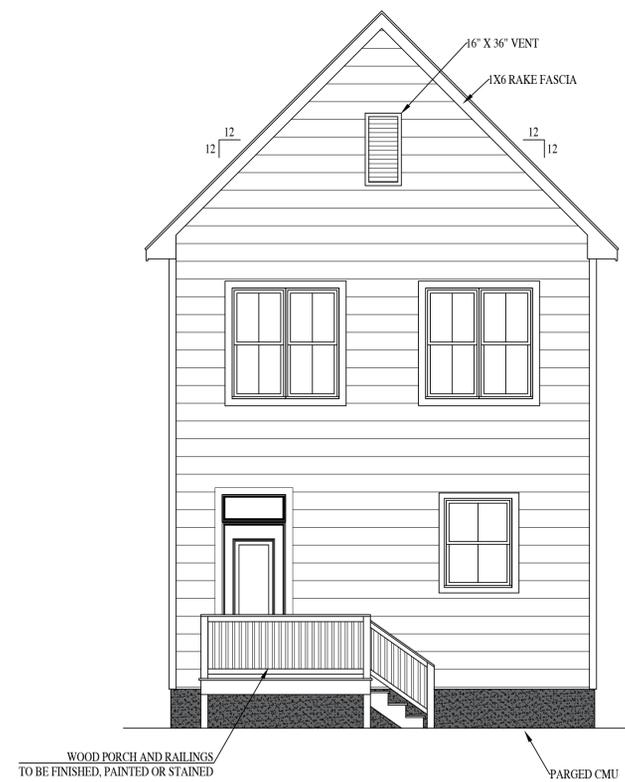




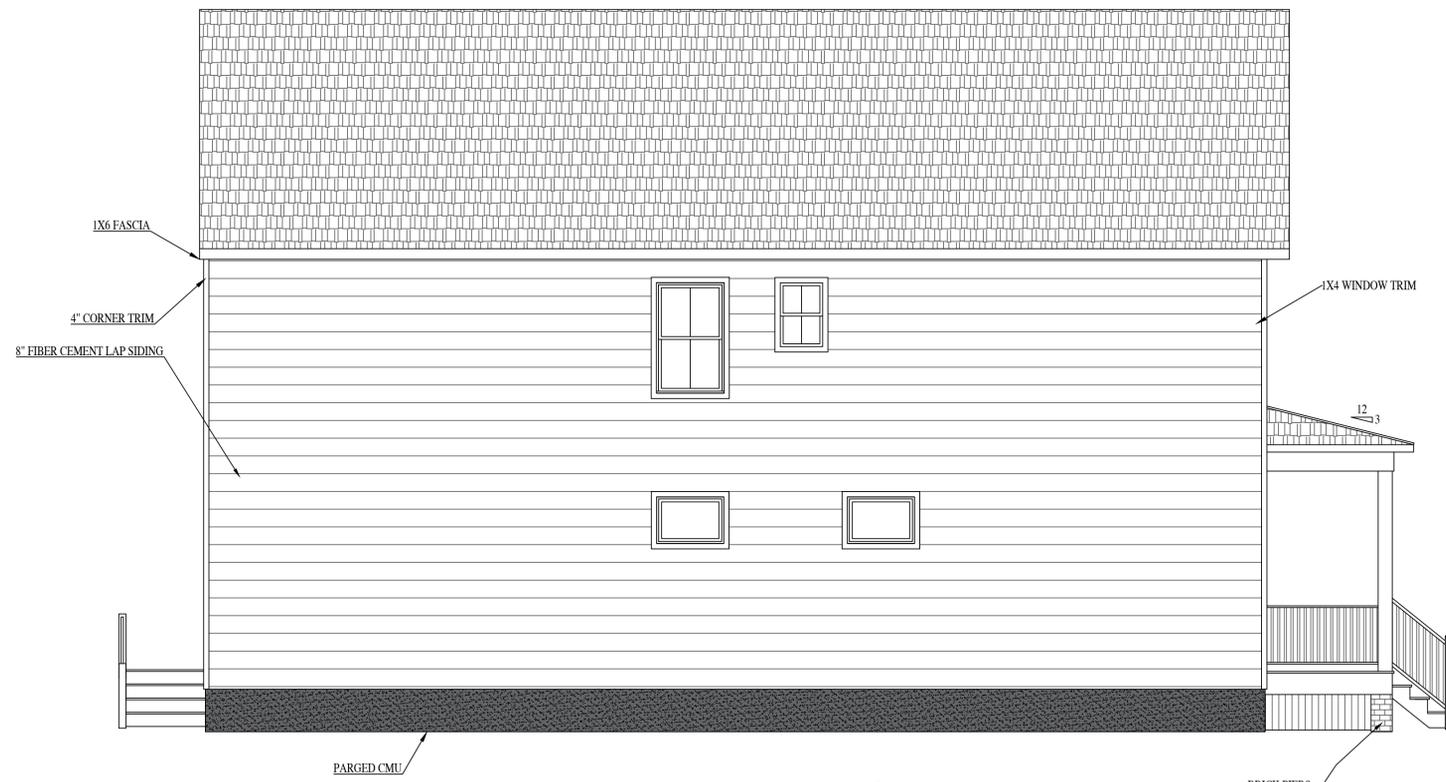
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1107 CARLISLE AVE

RIVER MILL DEVELOPMENT

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PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

1-15-2025

SHEET:

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MOTION

To amend Ordinance No. 2025-228, which authorizes the special use of the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions, to modify the Plans and the number of off-street parking spaces required for the Special Use.