



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-033: To amend and reordain Ordinance No. 2024-036, adopted Feb. 26, 2024, which authorized the special use of the properties known as 2900 Rady Street and 2733 5th Avenue for the purpose of up to 83 permanent supportive housing units, upon certain terms and conditions, to modify certain terms and conditions.

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

PETITIONER

Preston Lloyd

LOCATION

2900 Rady Street

PURPOSE

The applicant is requesting to amend Special Use Permit ordinance 2023-262, approved by City Council on February 26, 2024, to allow for an additional twenty-four (24) months before building permits must be filed with the City. This Special Use Permit amendment is requested to authorize this extension.

RECOMMENDATION

Staff finds that the proposed amendment does not alter the original recommendation of approval, as the proposal remains aligned with the Master Plan recommendations for Residential land use, in which small multi-family buildings located along major streets are an appropriate secondary use. This request fronts on a portion of Rady Street designated as a Major Residential Street.

Staff concludes that the proposed ordinance conditions continue to substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. continue to be met. 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 properties are in the Highland Park Southern Tip neighborhood situated between Rady Street and 5th Avenue. The properties are currently vacant totaling 75,014.35 (1.722 acres). The property is located in an I-Institutional District, which is surrounded by zones including: M-1 to the south, R-6 to the west, M-2, I, and R-6 to the east, and U-B and R-6 to the north.

Proposed Use of the Property

The proposed use is permanent supportive housing. The density of the application remains 83 dwelling units upon 1.7 acres or 48.20 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates future land use for the subject properties as Residential. A Residential designation describes, "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.

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"

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. The proposed use is considered a multi-family, which is not a permitted principal use within the R-6 zoning district.

If approved, the special use permit would continue the following approved conditions on the property:

- The Special Use of the Property shall be as up to 83 permanent supportive housing units, substantially as shown on the Plans. Amenity spaces, including a ground-level outdoor amenity space labeled "Outdoor Amenity Space," and ground-level indoor amenity space labeled "Community Room" and "Bike Storage," substantially as shown on the Plans, shall be provided. All other uses permitted in the I Institutional District, pursuant to section 30-432.1 of the Code of the City of Richmond (2020), as amended, shall also be permitted.
- No more than 30 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- No fewer than four short-term bicycle spaces shall be provided on the Property, substantially as shown on the Plans.
- The height of the Special Use shall not exceed four 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, signs permitted in the I Institutional District, pursuant to section 30-511 of the Code of the City of Richmond (2020),

as amended, and signs substantially as shown on the Plans. Internally illuminated signs and roof-mounted signs shall not be permitted.

- All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.
- All mechanical equipment, including, but not limited to, transformers, serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Subject to provisions of Chapter 30, Article VI, Division 15 of the Code of the City of Richmond (2020), as amended, all required supplemental materials that pertain to the permanent supportive housing use shall be submitted at the time of application for a certificate of zoning compliance.
- Ornamental vegetation shall be installed between the face of the building and the Rady Street public right-of-way frontage, which vegetation shall be comprised of a total of five trees not less than 2.5" in caliper. The final location of the forgoing ornamental vegetation shall be coordinated with the City's urban forestry reviewer and shown on a final landscape plan prior to issuance of a certificate of occupancy.
- 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.
- The Owner shall make improvements within the right-of-way, including the installation of a sidewalk along 5th Avenue and Rady Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The property is in an I-Institutional District, which is surrounded by zones including: M-1 to the south, R-6 to the west, M-2, I, and R-6 to the east, and U-B and R-6 to the north

Neighborhood Participation

Staff notified area residents and the Highland Park Quality of Life Association of the proposed amendment. To this date, staff has not received any letters of support, nor opposition, for this application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734