



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-023: To authorize the special use of the property known as 2228 Cedar Street for the purpose of no more than two single-family attached dwellings, upon certain terms and conditions. (7th District)

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

PETITIONER
Baker Development Resources

LOCATION
2228 Cedar Street

PURPOSE

The applicant requests to authorize construction of two single-family attached dwellings. The proposal cannot meet the R-63 Multifamily zoning requirements for lot area and lot coverage; therefore, an SUP is needed to permit this request.

RECOMMENDATION

Staff finds that the subject property is designated as Neighborhood Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Single-family homes are considered a permissible use for this future designation.

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 Union Hill neighborhood, on the corner of Cedar Street and Jessamine Street. The property is currently a 1,543.75 sq. ft. (.035 acre) parcel of land.

Proposed Use of the Property

The construction of two single-family attached dwellings. The proposed density is 2 units upon 0.035 acre or 57.14 units per acre.

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 (see Street Typologies Map). 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 R-63 Multifamily Urban Residential. The following features of the proposed development do not comply with the current zoning regulations:

Section 30-419.5 – Lot area and width

Single-family attached dwellings are to be on lots not less than 2,200 sq ft in area, the proposed lot does not meet this requirement.

Section 30-419.6 – Yards

Proposed use does not meet yard requirements

Section 30-419.8 – Lot coverage

Proposed use exceeds lot coverage maximum of 65%

This property is also located within the Union Hill City Old and Historic District. The proposal was granted a Certificate of Appropriateness (COA-169014-2025) from the Commission of Architectural Review on July 22, 2025.

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

- The Special Use of the Property shall be as no more than two single-family attached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed the height as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.
- All mechanical equipment 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 up to 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 within the same R-63 zoning district. Nearby properties are a mix of single-family and two-family dwellings with some multifamily in the vicinity.

Neighborhood Participation

Staff notified the Union Hill Civic Association, area residents and property owners. A sign was posted on the property. Staff has not received public feedback to date regarding the proposal.

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