



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-120: To authorize the special use of the properties known as 901 South Meadow Street, 903 South Meadow Street, 905 South Meadow Street, 907 South Meadow Street, 911 South Meadow Street, 915 South Meadow Street, 921 South Meadow Street, and 923 South Meadow Street, for the purpose of up to 31 single-family attached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: June 2, 2026

PETITIONER

Lory Markham

LOCATION

901 - 923 South Meadow Street

PURPOSE

The applicant seeks to divide the properties into 31 parcels and to construct 31 single-family attached dwellings. The parcels are located in the R-5 Single-Family Residential District, which does not allow single-family attached dwellings. Therefore, a special use permit is required.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Residential land use, in which single-family houses are an appropriate primary use. The proposed use of attached dwellings supports the Richmond 300 Master Plan's Goal for housing, specifically Objective 14.5 to "encourage more housing types throughout the city."

Staff conclude 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 recommend approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the Randolph neighborhood, facing Meadow Street and between Blair Street and Winder Street. Combined, the properties have a lot area of roughly 32,800 square feet (0.75 acres) and are all unimproved.

Proposed Use of Property

31 single-family attached dwellings.

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" (p. 54).

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.

Zoning and Ordinance Conditions

Single-family attached dwellings are not a permitted principal use in the R-1 district; therefore, it is not a permitted use in the R-5 district, either.

R-5 Single-family Residential District

Sec. 30-410.1. - Permitted principal uses.

Any principal use permitted in the R-1 district as set forth in [Section 30-402.1](#) shall be permitted in the R-5 Single-Family Residential District.

If approved, the special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to 31 single-family attached dwellings, substantially as shown on the Plans.
- All building elevations and site improvements, including landscaping, 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 adjoining public right-of-way.
- There shall be no less than one off-street parking space per dwelling unit, substantially as shown on the Plans.
- Prior to the issuance of any building permit for the Special Use, the establishment of no more than 31 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

Adjacent properties are located within the same R-5 area. The area is generally single-family detached dwellings, with some new developments creating duplexes. The density of the proposed is 31 units upon .75 acres or 57 units per acre.

Neighborhood Participation

Staff notified all property owners within 150 feet of each property, the Randolph Neighborhood Association and the Byrd Park Civic Association. As of today, no written opposition or support has been submitted to staff.

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