

INTRODUCED: June 8, 2026

AN ORDINANCE No. 2026-157

To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, as previously amended by Ord. No. 2022-052, adopted Mar. 28, 2022, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions, to modify the addresses included in the special use and certain terms and conditions, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

I. That Ordinance. No. 2021-018, adopted February 22, 2021, as previously amended by Ordinance No. 2022-052, adopted March 28, 2022, be and is hereby amended and reordained as follows:

WHEREAS, the [~~owner~~] owners of the properties known as [~~5300 Rear Hull Street Road~~] 5299 Canterbury Ridge Court, 5301 Canterbury Ridge Court, 5305 Canterbury Ridge Court, 5309 Canterbury Ridge Court, 5313 Canterbury Ridge Court, 5317 Canterbury Ridge Court, 5321 Canterbury Ridge Court, 5325 Canterbury Ridge Court, 5329 Canterbury Ridge Court, 5333

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 27 2026 REJECTED: _____ STRICKEN: _____

Canterbury Ridge Court, and 5337 Canterbury Ridge Court, which [is] are situated in a R-48 Multifamily Residential District, and [5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road] 1116 Canterbury Ridge Road, 1117 Canterbury Ridge Road, 1120 Canterbury Ridge Road, 1121 Canterbury Ridge Road, 1124 Canterbury Ridge Road, 1125 Canterbury Ridge Road, 1128 Canterbury Ridge Road, 1129 Canterbury Ridge Road, 1132 Canterbury Ridge Road, 1133 Canterbury Ridge Road, 1136 Canterbury Ridge Road, 1137 Canterbury Ridge Road, 1140 Canterbury Ridge Road, 1141 Canterbury Ridge Road, 1144 Canterbury Ridge Road, 1145 Canterbury Ridge Road, 1148 Canterbury Ridge Road, 1149 Canterbury Ridge Road, 1152 Canterbury Ridge Road, 1153 Canterbury Ridge Road, 1156 Canterbury Ridge Road, 1157 Canterbury Ridge Road, 1160 Canterbury Ridge Road, 1161 Canterbury Ridge Road, 1164 Canterbury Ridge Road, 1165 Canterbury Ridge Road, 1168 Canterbury Ridge Road, 1169 Canterbury Ridge Road, 1172 Canterbury Ridge Road, 1200 Canterbury Ridge Road, 1204 Canterbury Ridge Road, 1208 Canterbury Ridge Road, 1212 Canterbury Ridge Road, 1216 Canterbury Ridge Road, 1220 Canterbury Ridge Road, 1221 Canterbury Ridge Road, 1224 Canterbury Ridge Road, 1225 Canterbury Ridge Road, 1228 Canterbury Ridge Road, 1229 Canterbury Ridge Road, 1232 Canterbury Ridge Road, 1233 Canterbury Ridge Road, 1236 Canterbury Ridge Road, 1237 Canterbury Ridge Road, 1240 Canterbury Ridge Road, 1241 Canterbury Ridge Road, 1244 Canterbury Ridge Road, 1245 Canterbury Ridge Road, 1248 Canterbury Ridge Road, 1249 Canterbury Ridge Road, 1252 Canterbury Ridge Road, 1253 Canterbury Ridge Road, 1256 Canterbury Ridge Road, 5341 Canterbury Ridge Court, 5345 Canterbury Ridge Court, 5349 Canterbury Ridge Court, 5353 Canterbury Ridge Court, 5357 Canterbury Ridge Court, 5309 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, 5315 Warwick Road, 5321A Warwick Road, 5323 Warwick Road, 5401 Canterbury Ridge Way, 5405

Canterbury Ridge Way, 5409 Canterbury Ridge Way, 5413 Canterbury Ridge Way, 5417 Canterbury Ridge Way, 5421 Canterbury Ridge Way, 5425 Canterbury Ridge Way, and 5429 Canterbury Ridge Way, which are situated in a R-4 Single-Family Residential District, desire to use such properties for the purpose of up to 73 single-family attached dwellings, which use, among other things, is not currently allowed by section 30-408.1 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 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 amendatory ordinance, the properties known as [~~5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road~~] 1116 Canterbury Ridge Road, 1117 Canterbury Ridge Road, 1120 Canterbury Ridge Road, 1121 Canterbury Ridge Road, 1124 Canterbury Ridge Road, 1125 Canterbury Ridge Road, 1128 Canterbury Ridge Road, 1129 Canterbury Ridge Road, 1132 Canterbury Ridge Road, 1133 Canterbury Ridge Road, 1136 Canterbury Ridge Road, 1137 Canterbury Ridge Road, 1140 Canterbury Ridge Road, 1141 Canterbury Ridge Road, 1144 Canterbury Ridge Road, 1145 Canterbury Ridge Road, 1148 Canterbury Ridge Road, 1149 Canterbury Ridge Road, 1152 Canterbury Ridge Road, 1153 Canterbury Ridge Road, 1156 Canterbury Ridge Road, 1157 Canterbury Ridge Road, 1160 Canterbury Ridge Road, 1161 Canterbury Ridge Road, 1164 Canterbury Ridge Road, 1165 Canterbury Ridge Road, 1168 Canterbury Ridge Road, 1169 Canterbury Ridge Road, 1172 Canterbury Ridge Road, 1200

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Canterbury Ridge Road, 1253 Canterbury Ridge Road, 1256 Canterbury Ridge Road, 5299
Canterbury Ridge Court, 5301 Canterbury Ridge Court, 5305 Canterbury Ridge Court, 5309
Canterbury Ridge Court, 5313 Canterbury Ridge Court, 5317 Canterbury Ridge Court, 5321
Canterbury Ridge Court, 5325 Canterbury Ridge Court, 5329 Canterbury Ridge Court, 5333
Canterbury Ridge Court, 5337 Canterbury Ridge Court, 5341 Canterbury Ridge Court, 5345
Canterbury Ridge Court, 5349 Canterbury Ridge Court, 5353 Canterbury Ridge Court, 5357
Canterbury Ridge Court, 5309 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, 5315
Warwick Road, 5401 Canterbury Ridge Way, 5405 Canterbury Ridge Way, 5409 Canterbury
Ridge Way, 5413 Canterbury Ridge Way, 5417 Canterbury Ridge Way, 5421 Canterbury Ridge
Way, 5425 Canterbury Ridge Way, 5429 Canterbury Ridge Way and identified as Tax Parcel Nos.
[~~C007-0176/072~~, ~~C007-0176/039~~, ~~C007-0176/037~~, and ~~C007-0176/033~~] C007-0176/275, C007-
0176/276, C007-0176/201, C007-0176/273, C007-0176/202, C007-0176/272, C007-0176/203,
C007-0176/271, C007-0176/204, C007-0176/270, C007-0176/205, C007-0176/269, C007-
0176/206, C007-0176/268, C007-0176/207, C007-0176/267, C007-0176/208, C007-0176/266,
C007-0176/209, C007-0176/265, C007-0176/210, C007-0176/264, C007-0176/211, C007-
0176/263, C007-0176/212, C007-0176/262, C007-0176/213, C007-0176/261, C007-0176/214,

C007-0176/215, C007-0176/216, C007-0176/217, C007-0176/218, C007-0176/219, C007-0176/220, C007-0176/245, C007-0176/221, C007-0176/244, C007-0176/222, C007-0176/243, C007-0176/223, C007-0176/242, C007-0176/224, C007-0176/241, C007-0176/225, C007-0176/240, C007-0176/226, C007-0176/239, C007-0176/227, C007-0176/238, C007-0176/228, C007-0176/237, C007-0176/277, C007-0176/278, C007-0176/260, C007-0176/259, C007-0176/258, C007-0176/257, C007-0176-256, C007-0176/255, C007-0176/254, C007-0176/253, C007-0176/252, C007-0176/251, C007-0176/250, C007-0176/249, C007-0176/248, C007-0176/247, C007-0176/246, C007-0176/274, C007-0176/041, C007-0176/280, C007-0176/279, C007-0176/236, C007-0176/235, C007-0176/234, C007-0176/233, C007-0176/232, C007-0176/231, C007-0176/230, C007-0176/229, respectively, in the [2022] 2026 records of the City Assessor being more particularly shown on a survey entitled “A Plat Showing Three Parcels Totalling 7.116 Acres of Land West of Warwick Road and North of Hull Street, City of Richmond, Virginia,” prepared by Timmons Group, and dated September 23, 2020, a copy of which is attached to and made a part of [~~this amendatory ordinance~~] Ordinance No. 2022-052, adopted March 28, 2022, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 73 single-family attached dwellings, substantially as shown on the plans entitled “Townhomes at Warwick Place III, 9th District - City of Richmond – Virginia,” prepared by Timmons Group, with sheet 1 dated December 21, 2020, and last revised February 11, 2022, sheet 2 dated December 21, 2020, and last revised February 11, 2022, sheet 3 dated December 21, 2020, and last revised February 11, 2022, and sheet 4, dated December 21, 2020, and last revised February 11, 2022, and “Warwick Ridge, Juniper,” prepared by an unknown preparer, and undated, attached to and made a part of [~~this amendatory ordinance~~] Ordinance No. 2022-052, adopted March 28, 2022, hereinafter referred to, collectively, as “the Plans.”

(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 73 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than one and a half parking spaces per dwelling shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be a permitted building material.

(d) The height of the Special Use shall not exceed two stories, 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 adjoining public right-of-way.

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to 73 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City

of Richmond.

(h) Accessory structures and attached additions that increase the height, floor area, or building footprint of the principal single-family attached dwelling shall be permitted, provided that such accessory structures and attached additions are customarily incidental and clearly subordinate to the principal single-family attached dwelling.

§ 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) 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.

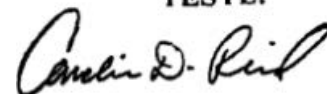
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 ~~[730]~~ 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Rind".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 6, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, as previously amended by Ord. No. 2022-052, adopted March 28, 2022, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions, to modify the addresses included in the special use and certain terms and conditions, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend an existing special use permit, which authorized the division of the properties previously known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road into 73 parcels, to each be improved with a single-family attached dwelling. The proposed amendment would specify an allowance for the homeowners of the affected properties to add permitted accessory structures and building alterations that increase the height, floor area, or building footprint of the principal single-family

attached dwellings, provided such additions are customarily incidental and clearly subordinate by-right.

BACKGROUND: The subject properties are located on approximately seven acres of land just south of Warwick Road, between Hodges Road and Hull Street, in the Swanson Neighborhood. The current zoning for the lots is split between R-4 Single-Family Residential and R-48 Multifamily Residential, with the majority in the former. The City's Richmond 300 Master Plan designates the 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.

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.

COMMUNITY ENGAGEMENT: The applicant is responsible for initial community outreach; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 8, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission July 7, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2022-052

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

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

O&R Request

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Shaianna Trump, Planner & Secretary to the City Planning Commission, 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: 1245 Canterbury Ridge Rd APARTMENT NO/SUITE _____

APPLICANT'S NAME: Mark Kaye Lewis and Trenton Helton EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: Warwick Towns townhouse adding
patio screenroom

APPLICATION REQUESTED

- ☐ Site Plan (New or Amendment)
- ☐ Wireless Site Plan (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Conditional Use Permit
- ☐ 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: Mark Kaye Lewis and Trenton Helton

PROPERTY OWNER ADDRESS: 1245 Canterbury Ridge Rd, Richmond VA 23224

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 865-236-7251

Property Owner Signature: M Lewis

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.



501 McCormick Dr., Ste. D-F
Glen Burnie, MD 21061
Phone 410-760-1919
Baltimore@greatdayimprovements.com
patioenclosures.com | stanekwindows.com

MHIC #132308

Applicant Report

Homeowners are requesting to enclose their existing concrete pad with a screen room. This will provide them with more use of the back yard. This will not be detrimental to the safety, health and general welfare of the community as this is on their property and in the back of their home. This screen room addition will not cause any congestion because it is located on their property and in the rear of their home not visible from the road way. This screen room will not create any hazards. Overcrowding will not be caused by this screen room addition as it is just enclosing an existing concrete pad that is already there and only going to be used by the homeowners. It does not adversely affect or interfere with any schools, parks, playgrounds, water systems or public transportation. And lastly this will not interfere with adequate light or air as its just a screen porch.

