



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-175 To authorize the special use of the property known as 210 West Marshall Street for the purpose of a restaurant, upon certain terms and conditions. (2nd District)

To: City Planning Commission
From: Land Use Administration
Date: August 19, 2025

PETITIONER

Jennifer Mullen

LOCATION

210 West Marshal Street

PURPOSE

The applicant is requesting a Special Use Permit to allow for a restaurant use in a RO-2 - Residential-Office District. The RO-2 district does not permit restaurants as a primary use. As a result, a Special Use Permit is necessary to proceed with this request.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where restaurants are an appropriate use.

Staff finds that the subject property is located in the Jackson Ward National/Regional Node where lively uses such as restaurants are considered essential.

Staff finds that the proposed use helps to populate an otherwise vacant building and repurposes the existing structure.

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 Jackson Ward neighborhood on West Marshall Street between Brook Road and East Madison Street. It is currently a 3,510 square foot (0.08 acre) parcel improved with a vacant one-story structure.

Proposed Use of the Property

Restaurant.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use which is defined as an "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" (Richmond 300, p. 82).

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.

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 RO-2 - Residential-Office District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-426.1 – Permitted principal uses
-Restaurants are not a permitted use

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a restaurant.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are a mix of commercial and residential.

Neighborhood Participation

Staff notified the Historic Jackson Ward Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner Associate, Land Use Administration, 804-646-7319