



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2024-177:** To authorize the special use of the property known as 2510 Porter Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (5th District)

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

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#### **PETITIONER**

Alessandro Regazzi – Baker Development Resources

#### **LOCATION**

2510 Porter Street

#### **PURPOSE**

The applicant is requesting to authorize the construction of a new two-family detached dwelling in place of the existing single-family home.

#### **RECOMMENDATION**

Staff finds that this request is consistent with the Richmond 300 Master Plan land use recommendation of Residential, which lists duplexes as an appropriate secondary use.

Staff finds the request to increase the density from a single-family home to two-family dwelling is in-line with the Richmond 300 Master Plan's goal to "preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones – both renter and owner-occupied- throughout the city."

Staff finds that the parcel is located within the Swansboro Neighborhood Node, which is defined as "a local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors," which supports the proposal to increase housing density.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Swansboro neighborhood on the southern line of Porter Street, between 25<sup>th</sup> Street and Clopton Street. The property is 3,900 sq. ft. and .09 acre lot.

## **Proposed Use of the Property**

Two-family detached dwelling.

## **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.

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 District. The following section of the zoning ordinance is not met:

### Sec. 30-412.4.- Lot area and width; density; unit width

(3)Two-family attached and detached dwellings. Two-family attached and detached dwellings shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet (see Article VI, Division 3 of this chapter).

*The subject property is 3,900 square feet.*

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

- The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.
- There shall be no less than three off-street parking spaces provided, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

- 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**

All adjacent and nearby properties are located within the same R-6 zone. The area is primarily single-family residential.

**Neighborhood Participation**

Staff notified area residents and Swansboro Neighborhood Association of the proposed Special Use Permit. Staff has not received any feedback since introduction.

**Staff Contact:** Madison Wilson, Planner, Land Use Administration, 804-646-7436