



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-100 To authorize the special use of the property known as 908 North 30th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: May 19, 2026

PETITIONER

Baker Development Resources

LOCATION

908 North 30th Street

PURPOSE

The applicant is requesting a special use permit to authorize the construction of six new single-family attached dwellings in a R-6 Single-Family Attached Residential zoning district. Lot feature requirements concerning lot area and width, yards, and lot coverage cannot be met. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that the proposed project is consistent with City's Master Plan, which identifies the future land use for the subject property as Neighborhood Mixed-Use. Properties within this designation typically have a maximum lot area of 5,000 square feet. The subject property currently has a lot area of over 9,000 square feet. The proposal would split the lot into six, creating a lot pattern more aligned with the future land use designation.

Staff finds that while the existing dwelling (to be removed) on the property fronts onto North 30th Street, the project's proposed reorientation, where all six dwellings front onto P Street, furthers the goals of the City's Master Plan. The subject property is located at the corner of P Street and North 30th Street, where P Street is identified as being a Major Mixed-Use Street. This street typology encourages development that has form elements such as buildings to the street, building windows and entrances onto the street, and the incorporation of streetscape features, such as trees. The proposed project would introduce dwellings with minimal front yard setbacks, entrances that front onto P Street, and four new street trees.

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 subject property is located in the Church Hill North neighborhood at the corner of North 30th Street and P Street. The property has a lot area of 9,043 square feet (0.2 acres) and is improved with a 1-story brick and frame dwelling built in 1984. The existing dwelling is planned to be demolished.

Proposed Use of the Property

Six single-family attached dwellings and six off-street parking spaces.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Neighborhood Mixed-Use. In addition to the future land use designation, the property is located on a Major Mixed-Use Street.

Future Land Use Designation: Areas with the Neighborhood Mixed-Use designation are 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. These neighborhoods are identifiable by the following:

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. 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.

Street Typology Designation: Major Mixed-Use Streets are defined by the following characteristics:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential. The following features of the proposed development do not comply with the current zoning regulations:

30-412.4. – Lot area and width, density, and unit width

Single-family attached dwellings require a minimum lot area of 2,200 square feet.

The proposed lot areas are as follows: Lot 5A-1,553 SF; Lot 5B-1,109 SF; Lot 5C-1,317 SF; Lot 5D-1,316 SF; Lot 5E-1,108 SF; Lot 5F-2,630 SF (Lot 5F includes an easement with the off-street parking for all dwellings and exceeds the lot area requirement)

30-412.5. – Yards

The front yard must be a minimum of 15 feet or as determined by the existing setbacks of adjacent main buildings located within 100 feet along both P Street and North 30th Street.

A front yard of 8.80 feet is proposed along P Street and 6.40 feet is proposed along North 30th Street.

There shall be a side yard of not less than 10 feet in width at each end of a series of attached units.

Three-foot side yards are shown along the end unit on Lot 5C and on Lot 5D at the end of the series.

30-412.6. – Lot coverage

Lot coverage cannot exceed 55%.

Lot coverage for lots 5B and 5E exceed 55%.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to six single-family attached dwellings, substantially as shown on the Plans
- Six off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements 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 adjoining public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to six 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 primarily residential.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration, 804-646-7319