



## CITY OF RICHMOND

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

**Ord. No. 2025-241** To authorize the special use of the properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street for the purpose of no more than two single-family attached dwellings and one multi-family dwelling, upon certain terms and conditions. (7<sup>th</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 3, 2025

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

3021, 3023 and 3025 East Franklin Street

#### **PURPOSE**

The applicant is requesting a Special Use Permit to authorize the construction of two single-family attached dwellings in addition to an existing multi-family dwelling. Certain requirements in section 30-412.4 of the Code of the City of Richmond (2020), concerning lot area and width; density; unit width cannot be met. As a result, a Special Use Permit is necessary to proceed with this request.

#### **RECOMMENDATION**

Staff finds that the proposal is consistent with the City's Richmond 300 Master Plan, which designates the future land use for the subject property as Neighborhood Mixed-Use. Both multi-family and single-family attached dwellings are considered a primary use in this designation.

Staff finds the subject property is located near the Libby Hill Park. Objective 17.1 of the City's Master Plan highlights the need to increase the number of residents living within a 10-minute walk of quality open space. The park is approximately a 5-minute walk from the subject property.

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The properties are located in the Church Hill neighborhood on East Franklin Street between North 30<sup>th</sup> Street and North 31<sup>st</sup> Street. 3025 East Franklin Street is improved with a multi-family dwelling. This building will be retained.

## **Proposed Use of the Property**

Two single-family attached dwellings and one multi-family dwelling.

## **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is 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.

**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.

## **Zoning and Ordinance Conditions**

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

### **Section 30-412.4, concerning lot area and width, density, and unit width**

Lot area shall be at minimum 2,200 square feet

*The newly proposed lots are as follows:*

*Lot 1 – 3,864 square feet*

*Lot 2 – 1,718 square feet*

*Lot 3 – 1,718 square feet*

Unit width shall be at minimum 16 feet

*The two single-family attached dwellings have a unit width of approximately 15 feet*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as no more than two single-family attached dwellings and one multifamily dwelling, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- 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, subject to the applicable regulations of Chapter 30, Article IX, Division of the Code of the City of Richmond (2020), as amended.
- 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 area is primarily residential.

### **Neighborhood Participation**

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

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