

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 ordinance, the property known as 1215 North 29th Street and identified as Tax Parcel No. E000-0565/031 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements of No. 1215 N. 29th Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated February 14, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to one two-family detached dwelling and one dwelling unit within an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Draft of 1215 N. 29th Street, Possible Layout and Orientations,” prepared by TrinityHDC, and dated November 17, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(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 one two-family detached dwelling and one dwelling unit within an accessory building, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

§ 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

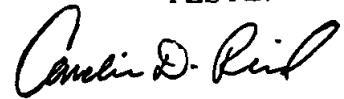
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 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 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reil". The signature is written in a cursive style with a large initial "C".

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 19, 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

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

RE: To authorize the special use of the property known as 1215 North 29th Street for the purpose of up to one two-family detached dwelling and one dwelling unit within an accessory building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a two-family dwelling with an accessory dwelling unit within an R-6 Single-Family Attached Residential District. Accessory dwelling units are not a permitted use with two-family dwellings within the R-6 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Church Hill North neighborhood on North 29th Street between S and R Streets. The property is currently a 3,960 sq. ft., (.10 acre), unimproved parcel of land. 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."

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. (p. 56)

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent and nearby properties are located within the same R-6 zone. The area is primarily single family residential, with some two-family residential and institutional uses present in the vicinity. The proposed density of the parcel is 3 units upon .10 acres, or 30 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association contacted.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 23, 2026

CITY COUNCIL PUBLIC HEARING DATE: April 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission, April 21, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 1215 N 29th Date: _____
Tax Map #: E0000565031 Fee: _____
Total area of affected site in acres: 0.091

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6
Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
One (1) Two-family detached dwelling and one (1)ADU
Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: (_____)
Email: _____

Property Owner: Murray Robin M

If Business Entity, name and title of authorized signer: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3505 Delaware Avenue
City: Richmond State: VA Zip Code: 23222
Telephone: (_____) Fax: (_____)
Email: _____

Property Owner Signature: *Robin Murray*

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. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 19, 2024

REV: January 8, 2026

Special Use Permit Request

1215 N 29th Street, Richmond, Virginia

Map Reference Numbers: E000-0565/031

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 600

Richmond, Virginia 23219

Introduction

We represent the contract purchaser of 1215 N 29th Street (the "Property"), who is requesting a special use permit (the "SUP") for the Property. The SUP would authorize the construction of a two-family detached dwelling with an accessory dwelling unit (the "ADU") in the rear. While the two-family detached use is permitted by the underlying R-6 Single-Family Attached Residential District, the ADU is not and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of North 29th Street between R and S Streets. The Property is referenced by the City Assessor as tax parcel E000-0565/031. The Property is roughly 30 feet wide by 132 feet deep, contains approximately 3,977 square feet of lot area, and is currently vacant. Access is provided to the rear by means of a north/south alley.



Properties in the area are predominantly occupied with residential uses including single-family, two-family, and multifamily dwellings. Across the intersection of N 29th and R Street, lies the Good Shepherd Baptist Church and to the northwest lies Richmond Fire Station 11.

EXISTING ZONING

The Property and the surrounding properties to the north, east, and south are zoned R-6 Single-Family Attached. Across the street from the property are properties zoned R-63 Multifamily Urban Residential and M-1 Light Industrial. Further south along 29th Street are properties zoned B-2 Community Business.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation 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.” Recommended development styles are described as featuring “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. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would permit the construction of a two-family detached dwelling and ADU on the currently vacant lot.

PURPOSE OF REQUEST

The Property is roughly 30 feet wide and approximately 3,977 square feet of lot area. The owner is proposing to construct one, new two-family detached dwelling fronting 29th street and one, new ADU located to the rear of the parcel. While the new dwellings are consistent with the goals of the Richmond 300 Master Plan and the two-family detached dwelling use is a permitted use, the ADU is not permitted by the underlying zoning. Therefore, in order to permit the proposed development, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The proposed two-family detached dwelling would each be 20' in width, 55 feet in depth, and two stories in height. The new dwelling is intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each contain three bedrooms and three bathrooms, totaling approximately 1,100 square feet of floor area per unit. Each unit would have a modern and efficient floor plan designed to be meet the needs of the market with an open kitchen/living area at the front of the unit and bedrooms to the rear that would include en-suite baths. The exterior design would be a traditional, Italianate style and consistent with the character of the area and other nearby homes. The dwelling is also designed with a full-width front porch to engage the street and provide usable outdoor space for the first floor unit. The second floor unit would be accessed by a rear walkway and rear porch.

The proposed ADU would be two stories in height and located at the rear of the parcel. It would be accessed by a walkway off of 29th Street and contain one bedroom, one bathroom on the second floor. The first floor would be devoted to a garage that can provide off-street parking to the new dwellings. All dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other development in the vicinity. This request would simply permit the reconfiguration of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the neighborhood. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for four additional dwelling units will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The request is reflective of the historic lot pattern and uses found in the neighborhood, and is consistent with the density found in the immediate vicinity.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. New construction would be consistent with the preexisting buildings and provide setbacks that are consistent with character of the immediate neighbors and the surrounding area.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a two-family detached dwelling and ADU on the Property. This proposal represents an ideal, small-scale urban development for this location. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity. The SUP is consistent with current planning guidance applicable to the neighborhood and the City at large. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.



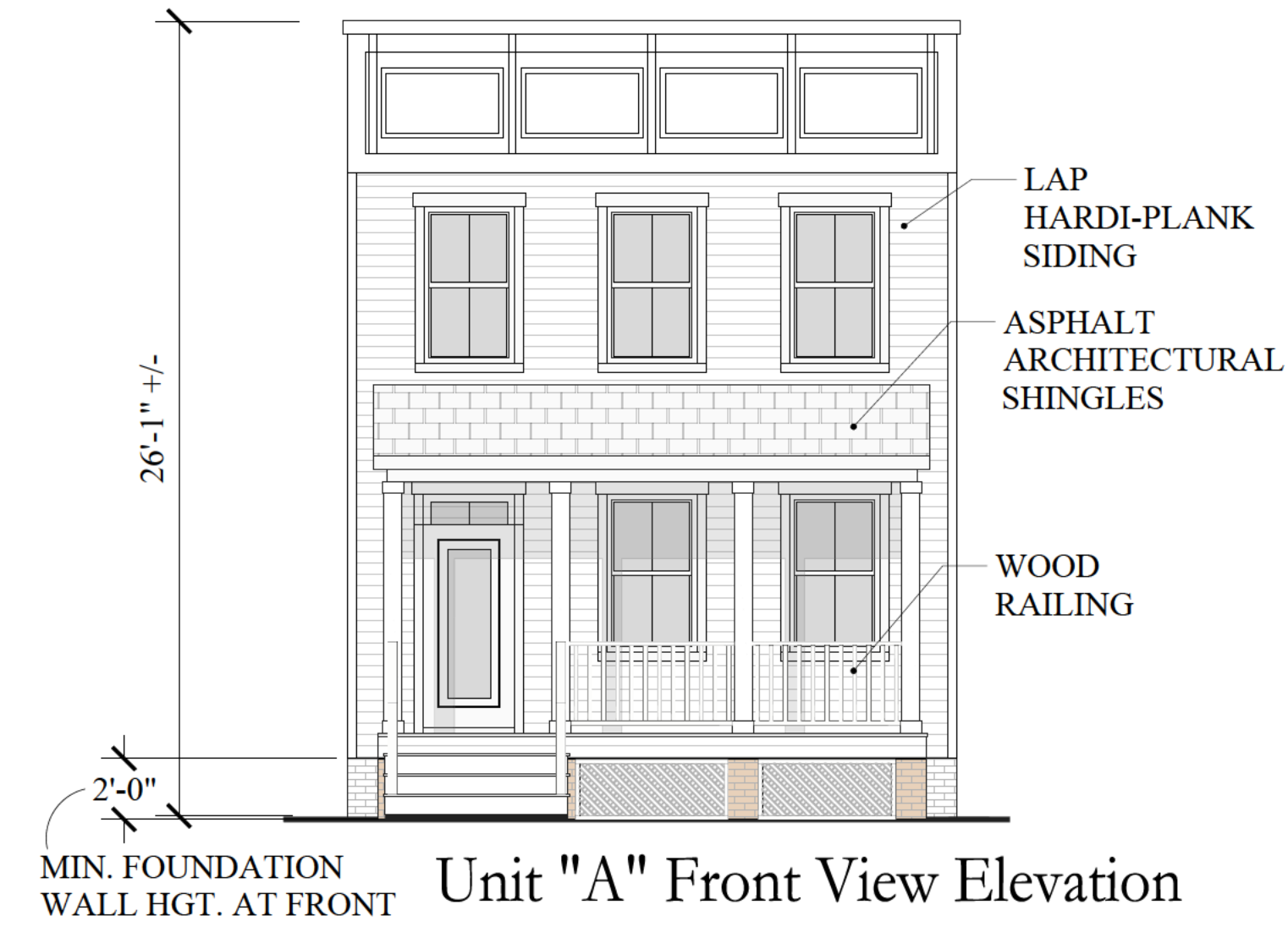
Right Side View Elevation



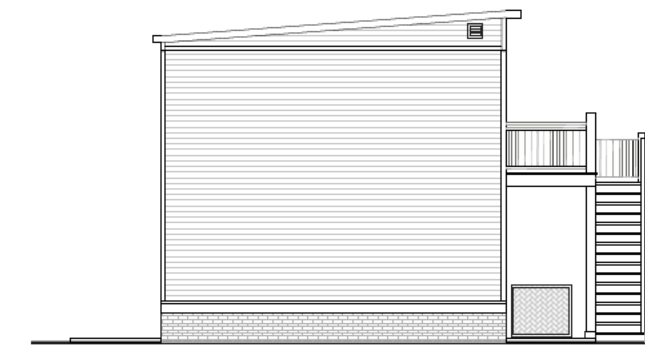
Left Side View Elevation



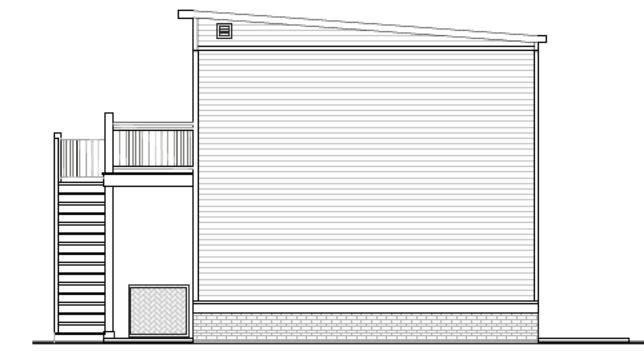
Rear View Elevation



Unit "A" Front View Elevation



ADU Left Elevation



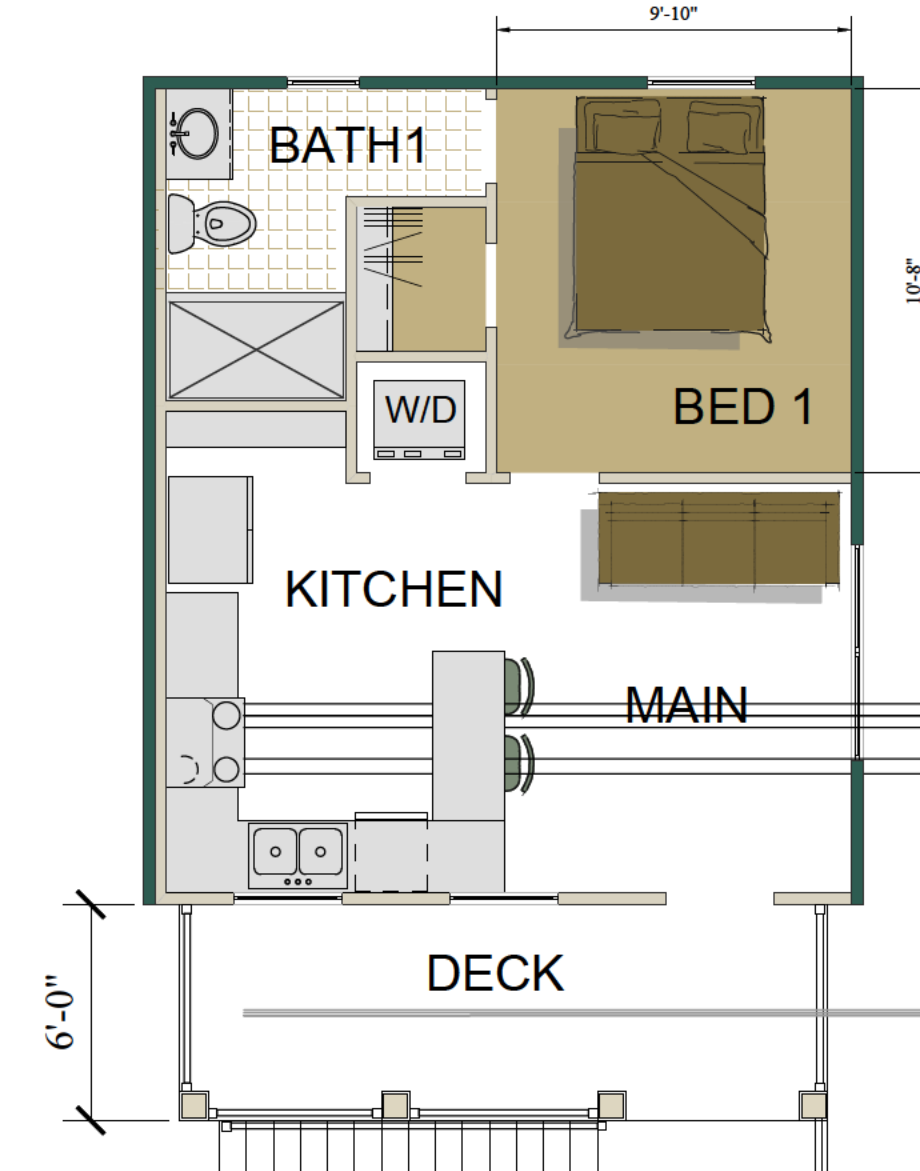
ADU Right Elevation



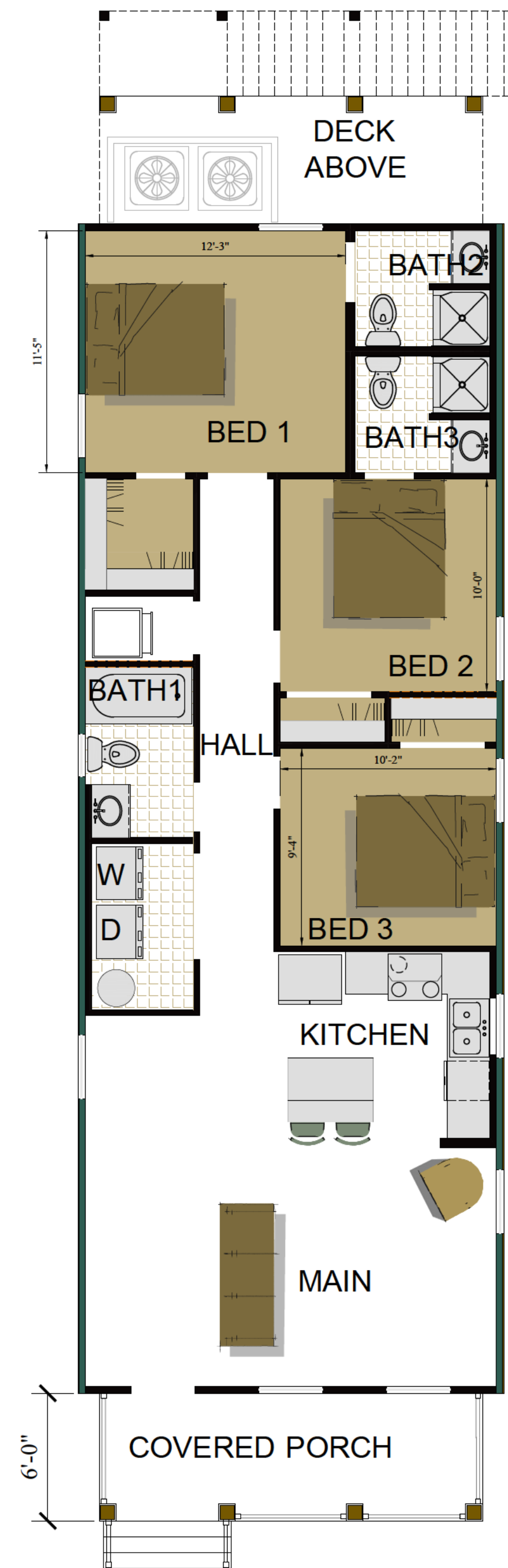
ADU Rear Elevation



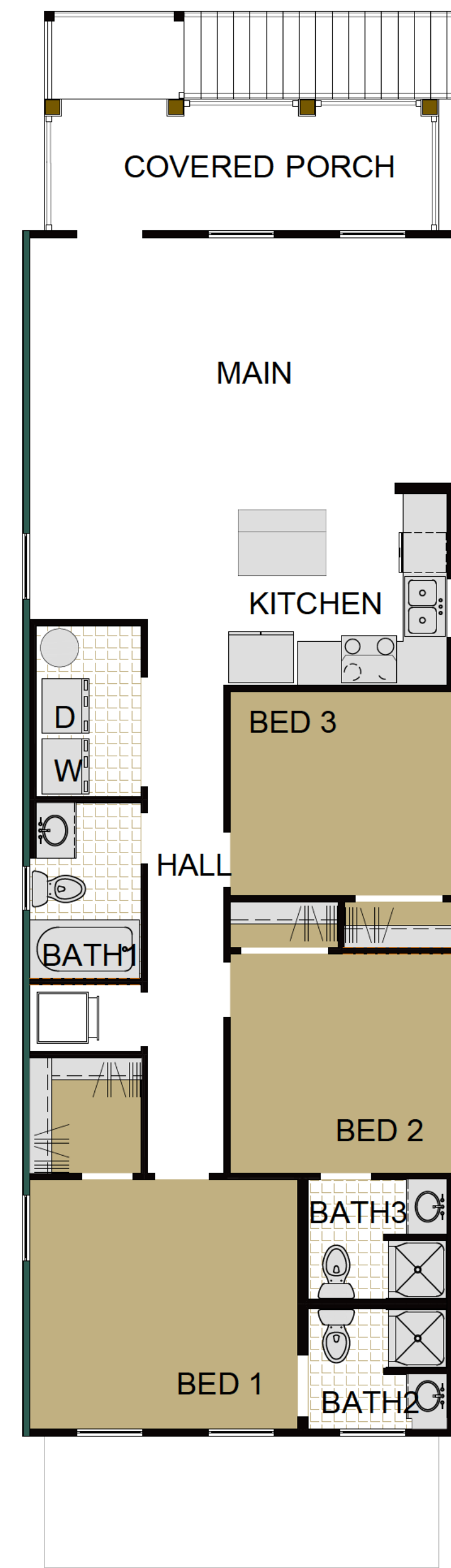
ADU Front Elevation



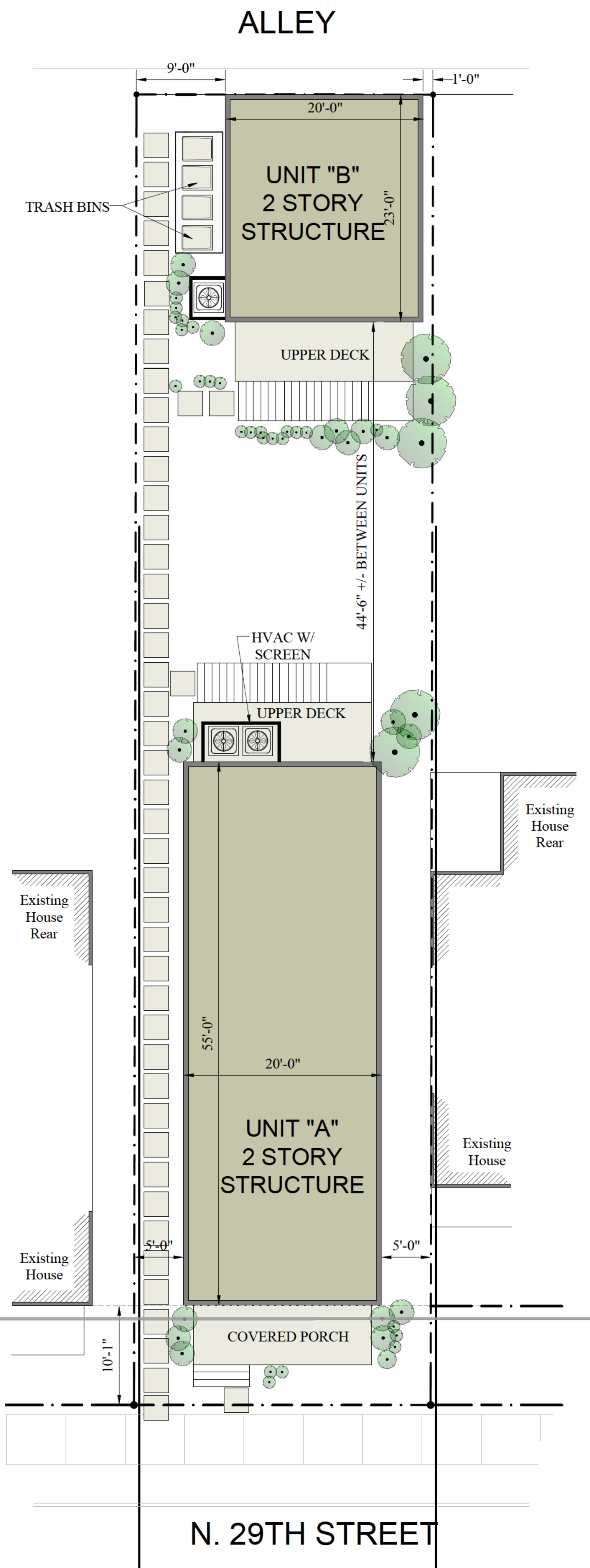
ADU OVER GARAGE



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



GENERAL NOTES:

- Wood Railings - will be finished
- Landscape shrubs a minimum size of 3 gallon
- All windows are the same color and wrapped by 1x4 trim

TrinityHDC
COMMERCIAL & RESIDENTIAL BUILDING DESIGN

Drawn By: ANDRE' R. MANSON
Voice: 804.615.2527 Email: thdc.studio@gmail.com

DRAFT OF 1215 N. 29TH STREET POSSIBLE LAYOUT AND ORIENTATIONS
11-17-25