

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-108

To amend and reordain Ord. No. 2024-259, adopted Nov. 12, 2024, which authorized the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions, to include 2720 S Street and to modify the Plans and certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2024-259, adopted November 12, 2024, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the [~~property~~] properties known as 1301 North 27th Street and 2720 S Street, which [~~is~~] are situated in a R-6 Single Family Attached Residential District, desires to use such [~~property~~] properties for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5,

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create 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 amendatory ordinance, the ~~[property]~~ properties known as 1301 North 27th Street and 2720 S Street and identified as Tax Parcel [No.] Nos. E000-0622/016 and E000-0622/035, respectively, in the ~~[2024]~~ 2026 records of the City Assessor, being more particularly shown on a survey entitled ~~["Plat Showing Improvements and Proposed Division of No. 1301 N. 27th Street in the City of Richmond, Virginia," prepared by Fredrick A. Gibson & Associates, P.C., and dated November 3, 2023]~~ "Compiled Plat Showing Proposed Lot Line Adjustment and Proposed New Dwelling at No. 2720 'S' Street in the City of Richmond, Virginia," prepared by Fredrick A. Gibson & Associates, P.C., dated March 19, 2024, and last revised January 13, 2026, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Powell - 'S' St. Project," prepared by River Mill Development, and dated March 1, 2024, copies of which are attached to and made a part of Ordinance No. 2024-259, adopted November 12, 2024, and ~~["Plat Showing Proposed Division, Alley Dedication & Proposed Improvements at No. 1301 N. 27th Street in the City of Richmond, Virginia," prepared by Fredrick A. Gibson & Associates, P.C., dated March 19, 2024, and last revised May 18, 2024,]~~ "Compiled Plat Showing

Proposed Lot Line Adjustment and Proposed New Dwelling at No. 2720 ‘S’ Street in the City of Richmond, Virginia,” prepared by Fredrick A. Gibson & Associates, P.C., dated March 19, 2024, and last revised January 13, 2026, a copy of which is attached to and made a part of this amendatory ordinance, [and] hereinafter referred to, collectively, 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 single-family detached dwelling and one single-family attached dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use

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

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

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

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to two 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.

§ 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 26, 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

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To amend and reordain Ord. No. 2024-259, adopted Nov. 12, 2024, which authorized the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions, to include 2720 S Street and to modify the Plans and certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend Ord. 2024-259 to allow for a boundary line adjustment to increase the backyard space of the single-family detached dwelling. A Special Use Permit amendment is therefore necessary to proceed with this request.

BACKGROUND: The property is located in the Church Hill North neighborhood between T Street and S Street. The property is currently a 4,526 square foot (0.104 acre) 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" (RVA 300, p. 82).

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.

The current zoning for the subject property is R-6 - Residential (Single Family Attached). The area is generally residential. The density proposed is two units upon 0.104 acres or roughly 19 units per acre.

COMMUNITY ENGAGEMENT: The Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 19, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. 2024-259

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street, Richmond VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Alessandro Ragazzi EMAIL ADDRESS 

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: _____
1301 N 27th & 2720 S Streets

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Powell Brandon

PROPERTY OWNER ADDRESS: 1301 N 27th Street Richmond, VA 23223

PROPERTY OWNER EMAIL ADDRESS: 

PROPERTY OWNER PHONE NUMBER: 804.565.1965

Property Owner Signature: DocuSigned by: 
A3DC573547FE487...

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.



December 22, 2025

Ms. Shaianna Trump
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: 1301 N 27th Street Special Use Permit Amendment

Dear Shaianna:

Please accept this letter as the Applicant's Report accompanying the application for a special use permit amendment (the "SUPA"). The original SUP, Ord. No. 2024-259 (the "Ordinance"), authorized one single-family attached dwelling located at 1301 N 27th Street, identified as Tax Parcel E000-0622/016, and one single-family detached dwelling located at 2720 S Street, identified as Tax Parcel E000-0622/035. The SUPA would permit a lot line adjustment between 1301 N 27th Street and 2720 S Street. These two lots are collectively referred to as the "Property" for the purpose of this letter.

The Property is located at the northeast corner of the intersection of North 27th and S Streets. The Ordinance contemplated a specific land area for each of the two lots as shown on the approved survey, titled "PLAT SHOWING PROPOSED DIVISION, ALLEY DEDICATION & PROPOSED IMPROVEMENTS AT No. 1301 N. 27th STREET IN THE CITY OF RICHMOND, VIRGINIA," prepared by Frederick A. Gibson & Associates, P.C., dated March 19, 2024, and last revised May 18, 2024. The SUPA would authorize the adjustment of the interior boundary line shared by 1301 N 27th Street and 2720 S Street. The proposed alteration is depicted on the survey, titled "COMPILED PLAT SHOWING PROPOSED LOT LINE ADJUSTMENT AND PROPOSED NEW DWELLING AT No. 2720 'S' STREET IN THE CITY OF RICHMOND, VIRGINIA" prepared by Frederick A. Gibson & Associates, P.C., dated March 19, 2024, and last revised November 16, 2025. The intent of this adjustment is to expand the rear yard for 2720 S Street in order to provide additional usable outdoor space for the residents of the single-family detached dwelling. No change to the use of the Property is proposed.

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit amendment will not result in significant traffic impacts to nearby residential neighborhoods. The proposed lot line adjustment will create no congestion on streets, roads, alleys or any other public right of way.

- Create hazards from fire, panic or other dangers.

The proposed special use permit amendment will not create hazards from fire, panic, or other dangers.

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

The proposed special use permit amendment will not tend to overcrowd the land or create an undue concentration of population.

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

The special use permit would not adversely affect the above-referenced City services.

- Interfere with adequate light and air.

The light and air available to the subject and adjacent properties will not be affected.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



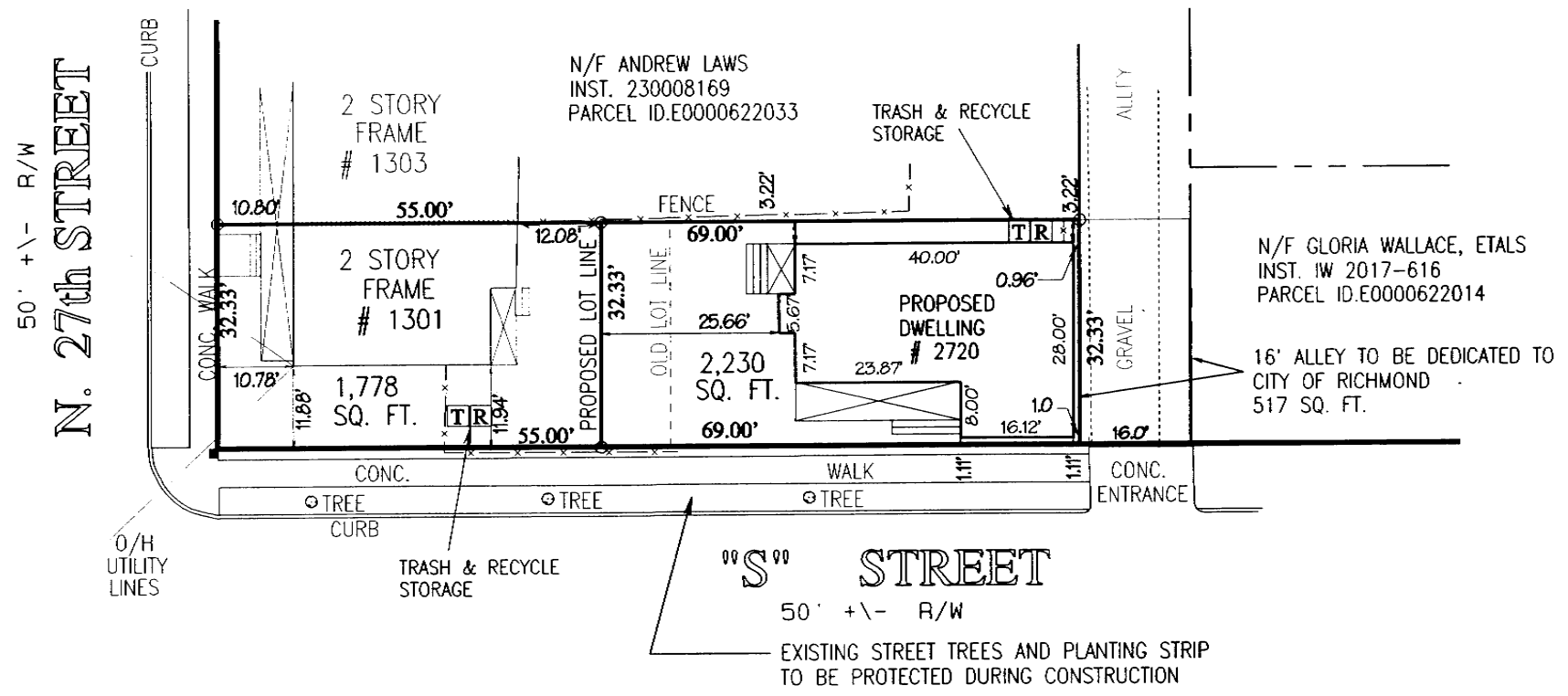
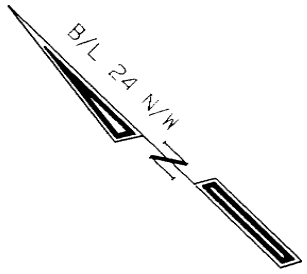
Alessandro U. Ragazzi

Enclosure

cc: The Honorable Cynthia Newbille

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. ALL EXISTING IMPROVEMENTS SHOWN HEREON TAKEN FROM A SURVEY BY THIS FIRM DATED 11-3-2023. FIELD SURVEY NOT UPDATED AT THIS TIME.

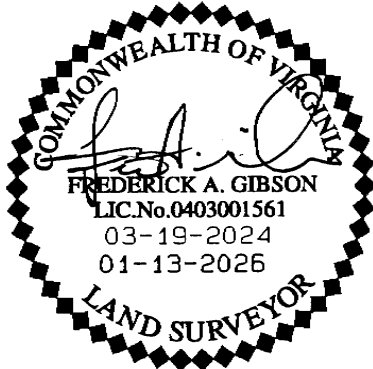
CURRENT OWNER(S): BRANDON J. POWELL INST. 150009324 PARCEL ID E0000622016 (#1301)
 BRANDON POWELL & JENNIFER POWELL INST. 250007356 PARCEL ID E0000622035 (#2720)



**COMPILED PLAT SHOWING PROPOSED
 LOT LINE ADJUSTMENT AND
 PROPOSED NEW DWELLING AT
 No. 2720 "S" STREET IN THE
 CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

**FREDERICK A. GIBSON
 & ASSOCIATES, P.C.**
 LAND SURVEYORS
 2361 JUDES FERRY ROAD
 POWHATAN, VIRGINIA 23139
 PHONE 804 378-4485



PROJECT # 2310-14 SUP