



## CITY OF RICHMOND

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

**Ord. No. 2026-075:** To amend and reordain Ord. No. 80-125-107, adopted Jun. 30, 1980, which authorized the use of the real estate, a parcel containing 2.274 acres, located on the south side of Forest Hill Avenue east of Bliley Road being more completely described as follows: beginning at a point on the south side of Forest Hill Avenue, said point being 670 feet east of the center line of Bliley Road; thence extending 208.41 feet in a southeasterly direction along the south line of Forest Hill Avenue to a point; thence extending 381.23 feet in a southwesterly direction along a line of bearings  $54^{\circ} 03' 10''$  W to a point; thence extending 232.56 feet in a northwesterly direction along a line of bearing  $N 43^{\circ} 26' 40''$  W to a point; thence extending 77.64 feet in a northwesterly direction along a line of bearing  $N 42^{\circ} 11' 05''$  W to a point; thence extending 410.83 feet in a north-easterly direction along a line of bearing  $N 68^{\circ} 12' 25''$  E to the point of beginning, for multiple-family dwelling (condominium) purposes and to authorize the construction of eighteen townhouse (condominium) dwelling units (for sale), with accessory off-street parking, to allow for accessory structures and additions that are customarily incidental and clearly subordinate to the single-family attached dwellings. (4th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 21, 2026

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#### **PETITIONER**

Shelia Hines

#### **LOCATION**

Colonial Green Condominiums

#### **PURPOSE**

The applicant seeks to build a screened-in porch in the rear of their property where a back deck used to exist. The existing special use permit for the townhouse community does not articulate the right for additions or accessory uses, therefore, an SUP amendment is required to allow for the screened-in porch.

While this request was initiated by a single owner, the ordinance will apply to all properties within the Colonial Green Condominium development.

#### **RECOMMENDATION**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. Staff reviewed the application and found the proposal is generally consistent with the designation, which supports low-impact residential uses. The addition of a screened-in porch on an existing dwelling will not negatively impact on the surrounding neighborhood and has been supported by the Homeowners Association of Colonial Green Condominiums.

Therefore, staff recommends approval of this request.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located on the south line of Forest Hill Avenue between Westover Drive and Langdon Court. The property is currently a 2.274 acres parcel of land, improved with a condominium community consisting of 18 single-family attached dwellings.

### **Proposed Use of the Property**

To amend the previous ordinance to allow for accessory structures and additions that are customarily incidental and clearly subordinate to the single-family attached dwellings.

### **Master Plan**

The City's Richmond 300 Master Plan designates the 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**

If approved, the amended ordinance will include the added condition:

(11) That accessory structures and additions that are customarily incidental and clearly subordinate to the single-family attached dwellings shall be permitted.

**Surrounding Area**

The immediate neighboring parcels are in the same R-3 single-family residential district. A neighboring subdivision is zoned R-6 single-family attached residential district. The area is generally single-family residential.

**Neighborhood Participation**

The Colonial Green HOA was notified of the application; additional community notification was sent after introduction. Staff received a letter of support from the HOA.

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