



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-169: To authorize the special use of the property known as 1010 North 21st Street for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: August 19, 2025

PETITIONER

Baker Development Resources

LOCATION

1010 North 21st Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize subdividing the subject property into three parcels that will not satisfy the lot feature requirements of the underlying R-63 Multifamily Urban Residential District. An existing single-family detached dwelling will remain on the parent tract. The two new lots fronting Q Street will each have a two-family detached dwelling. A special use permit is requested.

RECOMMENDATION

Staff finds that the requested uses are consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use. This future land use category identifies single-family houses and duplexes as appropriate primary uses.

Staff finds that the proposed dwellings maintain the character of the existing street, while still reflecting the recommendations of the City's Master Plan. Staff also finds the proposed dwelling units are consistent with the surrounding area, which contains a mix of residential uses, including single-family detached and single-family attached dwellings.

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 6,955 square foot property is located at the southwest corner of the intersection of North 21st Street and Q Street. The property has 55 feet of road frontage and is 124 feet in depth. It is improved with a single-family detached dwelling.

Proposed Use of the Property

A single-family detached dwelling (existing) and up to two two-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Uses which consists of existing or new highly walkable urban neighborhoods that are primarily residential.

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 (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 square feet.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning Administrations Comments

The R-63 district permits single-family detached and two-family detached dwellings by-right.

Ordinance Conditions

If approved, the special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as a single-family detached dwelling and up to two two-family detached dwellings, substantially as shown on the Plans. .
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of- way.
- Prior to the issuance of any 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.

Surrounding Area

The current zoning for this property, and surrounding properties south of Q Street, is R-63 Multifamily Urban Residential District. Properties located across Q Street to the north are in the R-6 Single-Family Attached zoning district. The area is generally single-family residential, with multi-family uses present in the vicinity. The density of the proposed is five units upon .1597 acres or 31 units per acre.

Neighborhood Participation

Staff notified the New Visions Civic League of the East End and surrounding property owners. Staff has received no communication to date regarding the proposal.

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