



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-154 To authorize the special use of the property known as 1235 North 36th Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (7th District)

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2026

PETITIONER

Jean Carlos

LOCATION

1235 North 36th Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the division of the subject property and the construction of two single-family detached dwellings in a R-5 Single-Family Residential zoning district. The proposed lots do not meet the requirements outlined in sections 30-410.4, concerning lot area and width and 30-410.5, concerning yards of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that the proposal is consistent with City's Master Plan, which identifies the future land use for the subject property as Neighborhood Mixed-Use. Parcels within this designation are generally between 1,500 and 5,000 square feet. The existing 10,920 square foot parcel has the largest lot area on the immediate block. The proposal includes the division of the parcel into two parcels that are just over 5,000 square feet in lot area, significantly increasing the parcels compatibility with the surrounding neighborhood.

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 10,890 square foot (0.25 acre) unimproved parcel is located in the Oakwood neighborhood on an unimproved portion of North 36th Street.

Proposed Use of the Property

Two single-family detached dwellings, with a proposed density of 2 units upon 0.25 acres or 8 units per acre.

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

The current zoning for this property is R-5 Single-Family Residential. The proposed use does not comply with the following zoning regulations:

Sec. 30-410.4. - Lot area and width.

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet

The proposed division will result in two lots that are both 5,460 square feet in area and 45 feet in width.

Sec. 30-410.5. - Yards.

Front yard. There shall be a front yard with a depth of not less than 25 feet

The proposed front yards are 15 feet

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to two single-family detached dwelling and one single-family detached dwellings, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- All site improvements shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.
- Prior to the issuance of a building permit for the Special Use, the establishment of no more than 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.
- The Owner shall make improvements within the right-of-way, including without limitation, the extension of the pavement and sidewalk along that portion of North 36th Street shown and labeled as “APPROX. 102’-0” EXTEND OF PAVEMENT” and the installation of pavement along that portion of Canepa Street shown and labeled as “PROPOSED PAVEMENT TIE TO REAR ALLEY,” substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

The surrounding area is primarily residential.

Neighborhood Participation

Staff notified the Church Hill Central Civic Association, area residents and property owners. Staff has received one letter to date regarding the proposal.

Staff Contact:

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