



## CITY OF RICHMOND

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

**Ord. No. 2025-231** To authorize the special use of the property known as 3219 Tuxedo Boulevard for the purpose of up to five single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 16, 2025

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#### **PETITIONER**

Mike Boone

#### **LOCATION**

3219 Tuxedo Boulevard

#### **PURPOSE**

The applicant seeks to divide a property into five lots to build five single-family detached dwellings. The lots do not meet the zoning requirements of the R-5 district concerning lot area, width, and yards. Therefore, a special use permit is required.

#### **RECOMMENDATION**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. Staff has reviewed the application and finds the proposal is generally consistent with the designation, which supports single-family developments and higher density.

Staff finds that this proposal would add housing opportunities in the Creighton neighborhood, which is designated as a Priority Neighborhood in the Richmond 300 Master Plan.

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 for the special use permit.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Creighton neighborhood. The property is currently a 12,500 square foot parcel of land, on the eastern line of Tuxedo Boulevard, approximately one-tenth of a mile south of Nine Mile Road.

##### **Master Plan**

The Richmond 300 Master Plan designates the future land use of 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 (see Street Typologies Map). 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 within the R-5 Single-Family Residential zoning district.

- The Special Use of the Property shall be as up to five single-family detached dwellings, 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 public right-of-way.
- The height of the Special Use shall not exceed two stories.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to five residential lots and the dedication of a two-foot-wide right-of-way, 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**

Adjacent properties are also R-5 and to the north of the property is R-53 Multifamily Residential. The immediate area is generally single-family. The density of the proposed use is five units upon 0.287 acres or 17.4 units per acre.

**Neighborhood Participation**

Staff notified area residents and property owners. Staff has received one letter of opposition.

**Staff Contact:** Madison Wilson, Planner, Land Use Administration, 804-646-7436