



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# ORDINANCE 2024-185

## Semmes Ave/ McDonough St/ West 22nd St Development



Ray Roakes – Planner, Land Use

July 16, 2024

# SITE MAP

**Location:** Swansboro neighborhood

Larger development Site  
-centering around 2201 McDonough Street.

**Adjacent:**

- North - Canoe Run Park
- East – Recent Belle Heights townhouse development
- West – Swansboro Neighborhood
- South – Industrial

**Zoning:**

Office-Service, Light Industrial, and Residential Attached.



# SITE MAP

## Significant Grade Change

North to Semmes

East to Belle Heights

Roughly 2 to 3 stories

## Slope up McDonough St

To West (left)

Drainage Issues in lowest portion



# PURPOSE & SUMMARY:

## Special Use:

3 (three) multi-family residential buildings.

**Multi-family use is not permitted**, and the proposed plans do not meet the dimensional requirements of the respective zones.

A Special Use Permit is therefore required.



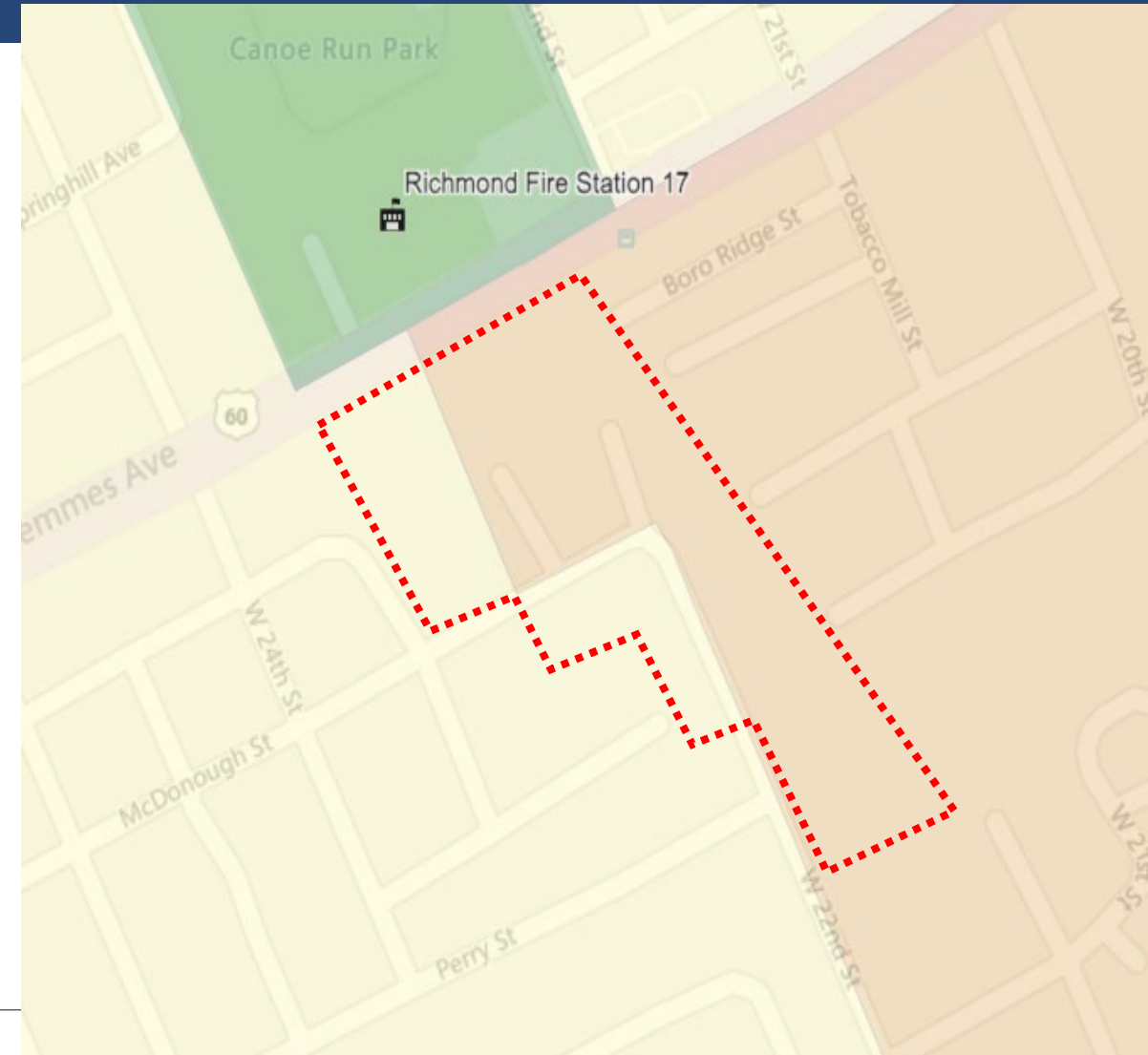
# RICHMOND 300 MASTER PLAN DESIGNATION:

## Neighborhood Mixed Use

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.

## Residential

Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature

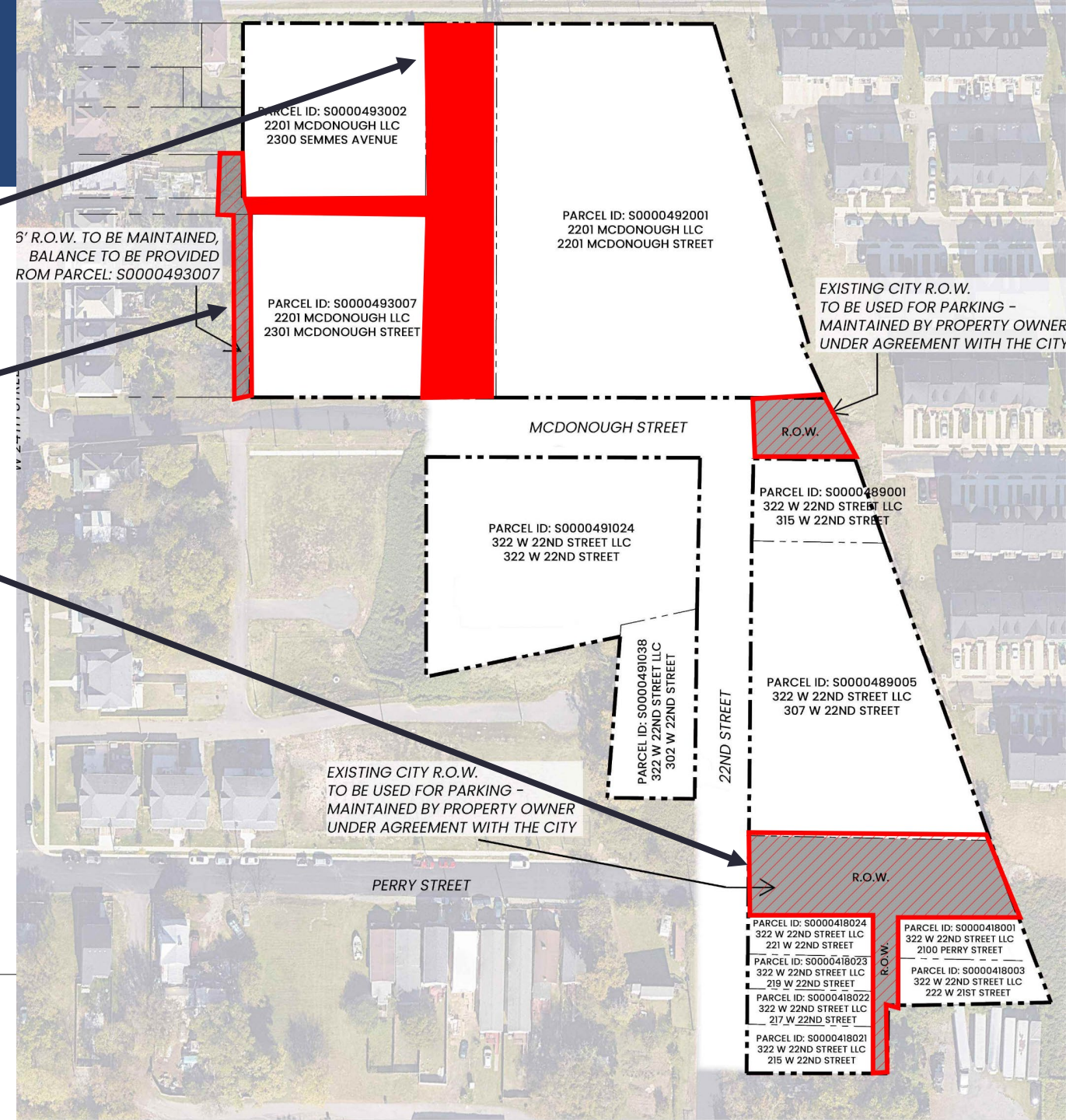


# ROW Details

Solid Red – Purchased by Developer

Alley to be maintained, ensured 16ft wide

Hatched Red – public access maintained while used by developer under agreement by the City.



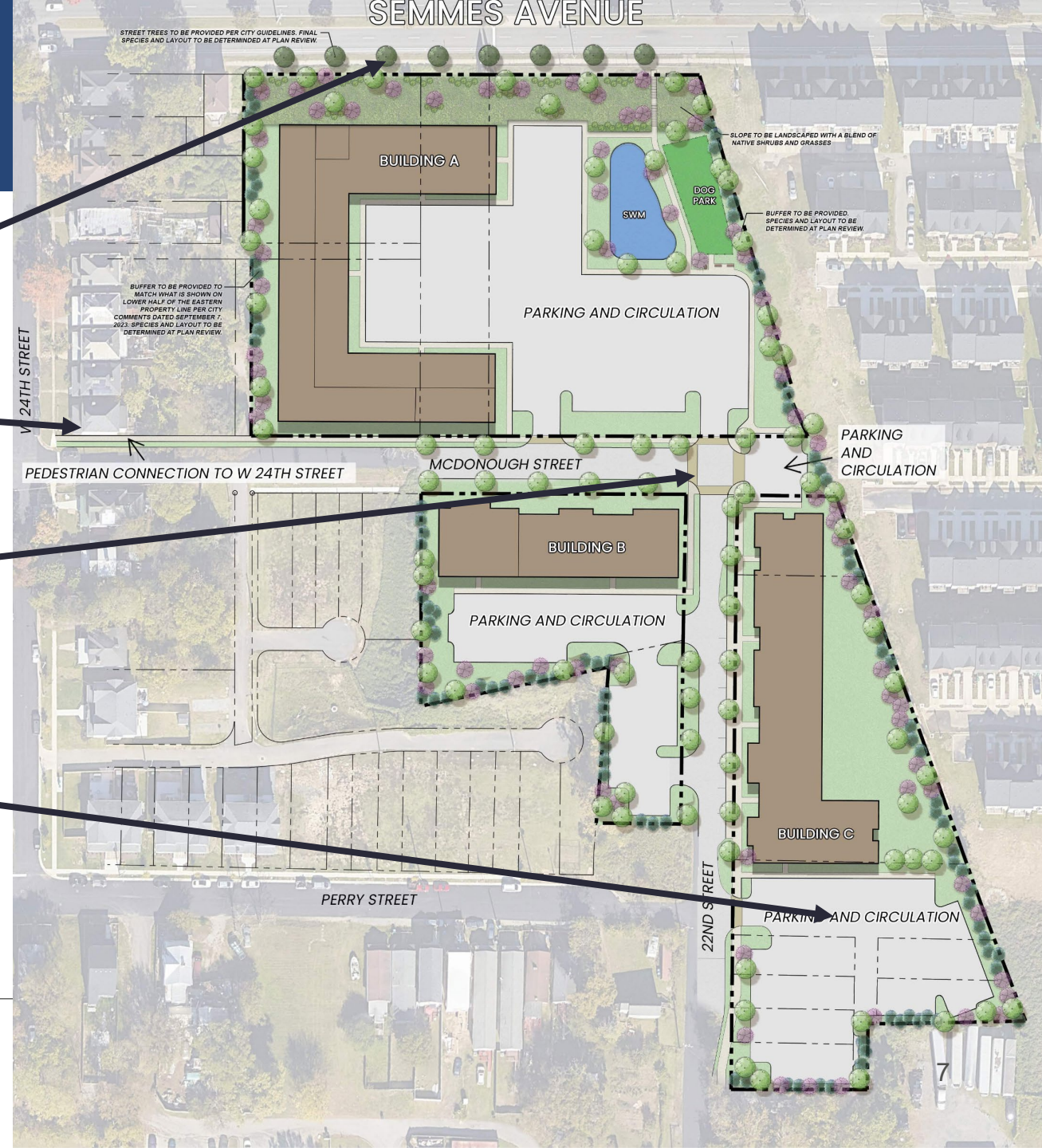
# Plan Details

Semmes Avenue Streetscape Improvements

Pedestrian Connection to West 24<sup>th</sup> St

Intersection Improvements

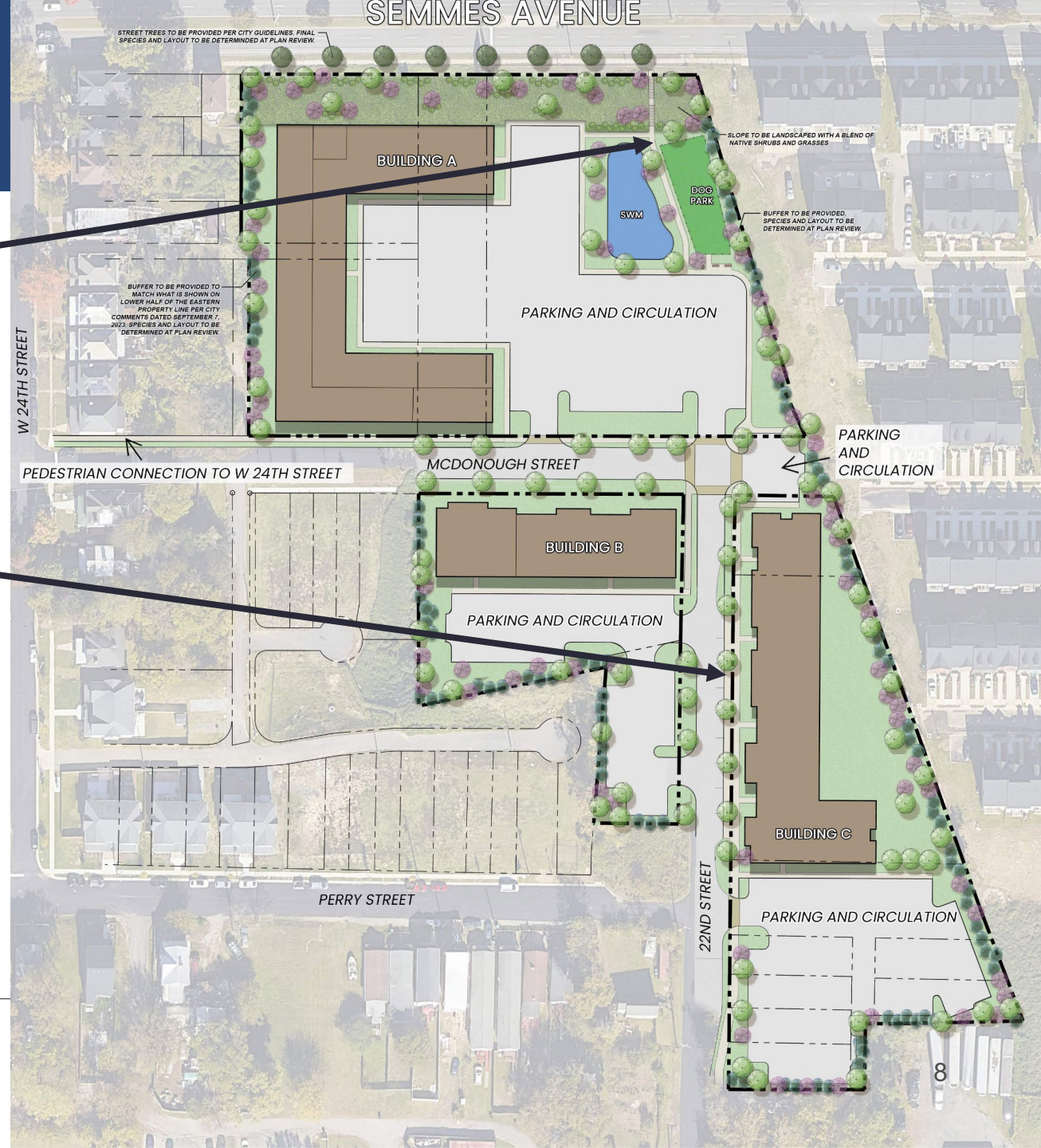
Public Access to be Maintained from Perry Street to maintain connection to surrounding properties



# Plan Details

Connection to Semmes Ave

Wider sidewalk heading southward to connect to future bikeway shown in Master Plan





# Plan Details



Three (3) Stories

Four (4) Stories

Five (5) Stories



# Plan Details

Requirements for architecture confirmed as a note on the plans.

Enforced by a condition in the ordinance.

Additional conditions within the ordinance

All to create a minimum quality for the architecture.

## NOTES:

1. BUILDING A'S FAÇADE PARALLEL TO SEMMES, WINDOWS OR GLASS DOORS OR BOTH SHALL BE PROVIDED THAT ALLOW VIEWS OUT OF THE INTERIOR BUILDING SPACE AND SHALL COMPRISE A MINIMUM OF 30 PERCENT OF THE FAÇADE BETWEEN TWO AND EIGHT FEET IN HEIGHT ABOVE THE FLOOR LEVEL OF EACH STORY.

2. ALL RESIDENTIAL UNITS WITHIN THE PROJECT LIMITS LOCATED ON THE GROUND FLOOR THAT FACE A PUBLIC STREET OR PRIVATE PARKING AREA SHALL INCLUDE A DOOR TO MAKE THE UNIT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING CONNECTED TO A NEARBY SIDEWALK VIA PEDESTRIAN LEADWALK. SUCH ACCESS POINTS SHALL BE RECESSED INTO THE MAIN BUILDING WALL.

3. BRICK, BRICK VENEER, STONE, STONE VENEER, MASONRY, VINYL, FINISHED METAL, FIBER CEMENT, AND ENGINEERED WOOD SHALL BE PERMITTED IN GENERAL AS BUILDING SIDING MATERIALS. VINYL SIDING SHALL HAVE A MINIMUM WALL THICKNESS OF 0.044 INCHES, AS EVIDENCED BY THE MANUFACTURER'S PRINTED LITERATURE. VINYL SHALL NOT BE PERMITTED ON THE FIRST AND SECOND STORIES OF THE PROPOSED 3 MAIN BUILDINGS A, B, AND C. A COMBINATION OF BRICK/BRICK VENEER OR STONE/STONE VENEER, MASONRY, METAL, OR ENGINEERED WOOD SHALL MAKE UP 50 PERCENT OR GREATER OF MATERIALS OTHER THAN GLASS USED ON THE FIRST STORY OF THE PROPOSED 3 MAIN BUILDINGS A, B, AND C. ANY EXPOSED ARCHITECTURAL CONCRETE SHALL BE FINISHED FOR ANY STRUCTURE THROUGHOUT THE PROJECT LIMITS.

4. ARCHITECTURE SHALL CONSIST OF A BASE, CENTER, AND CAP; DIFFERING MATERIALS OR MASSING SHALL BE USED TO REDUCE MONOLITHIC EXPANSES; MAIN ENTRANCES TO EACH OF THE MAIN BUILDINGS A, B, AND C, SHALL BE ARCHITECTURALLY HIGHLIGHTED.

5. A LANDSCAPED BUFFER SHALL BE MAINTAINED ALONG BOTH THE EASTERN AND WESTERN PROJECT LIMITS, SUBSTANTIALLY AS SHOWN ON THE PLANS.

6. ONE TEMPORARY LOADING SPACE SHALL BE PROVIDED WITH ROW STREET PARKING WITHIN 1000 FEET OF THE INTERSECTION OF MCDONOUGH STREET AND 22ND STREET. ONE TEMPORARY LOADING SPACE SHALL BE PROVIDED WITHIN 100FT OF THE MAIN ENTRANCE OF EACH PROPOSED BUILDING A, B, AND C; AND SHALL BE NO SMALLER THAN TEN FEET IN WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET, AND MINIMUM LENGTH OF 35 FEET – AS ESTABLISHED BY CITY CODE FOR LOADING SPACES.

7. TREE SPECIES, BOTH WITHIN THE PUBLIC ROW AND WITHIN PROJECT PROPERTIES, SHALL BE CHOSEN FROM THE SPECIES LIST PROVIDED IN THE CITY OF RICHMOND URBAN DESIGN GUIDELINES (2022) AND APPROVED AT THE TIME OF PLAN REVIEW AS TO LOCATION AND SPECIES, SUBSTANTIALLY AS SHOWN ON THE PLANS.

# Plan Details

## Requirements include:

- Façade fenestration copied from the TOD zone
- Access from exterior for ground floor units
- Architectural materials
- Architectural design
- Landscape buffer / species
- Loading spaces and trash locations

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# Ordinance Conditions

Requirements include:

- Plan of development review for FINAL PLAN
- Public Improvements shown on plans
- Bicycle parking as in the zoning code
- Loading/high turnover zones for each building
- Residential Signage/ neon not permitted
- Open Space, including balconies
- Limiting trash locations
- **Require public pedestrian access to Semmes Avenue.**

# AFFORDABILITY

Median Family Income for the larger Richmond region = \$109,400 per year.

(U.S. Department of Housing and Urban Development, 2023)

Proposed Project Affordability threshold

60% of area median income = \$65,640 per year

(Pending approval of Federal affordability incentives)

The median household income for the surrounding census tracts is \$68,374.

(U.S. Census Bureau, 2021 American Community Survey 5-year Estimates, Census Tract)

<https://censusreporter.org/profiles/14000US51760061001-census-tract-61001-richmond-va/>

# Neighborhood Participation

Staff notified local residents and the Swansboro Civic Association, Woodland Heights Civic Association, and Springhill Neighborhood Association of the proposed Special Use Permit.

Staff has received several letters of public comment voicing concerns of the Application details.

# STAFF RECOMMENDATION: APPROVAL

## Staff Finds the Application:

- to be aligned with the goals for the Neighborhood Mixed-Use land use category within the Richmond 300 Master Plan.
- to be aligned with the goals for and balancing of quality of new development, and provision of affordable housing.

Staff finds that the conditions contained within the proposed ordinance have been balanced based on the needs of future residents for quality of life as well as affordable living space.

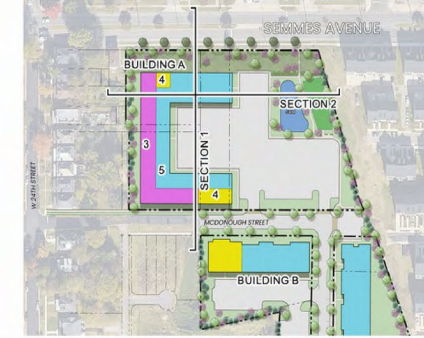
**Therefore, staff recommends approval of the Special Use Permit request.**

# Site Plan



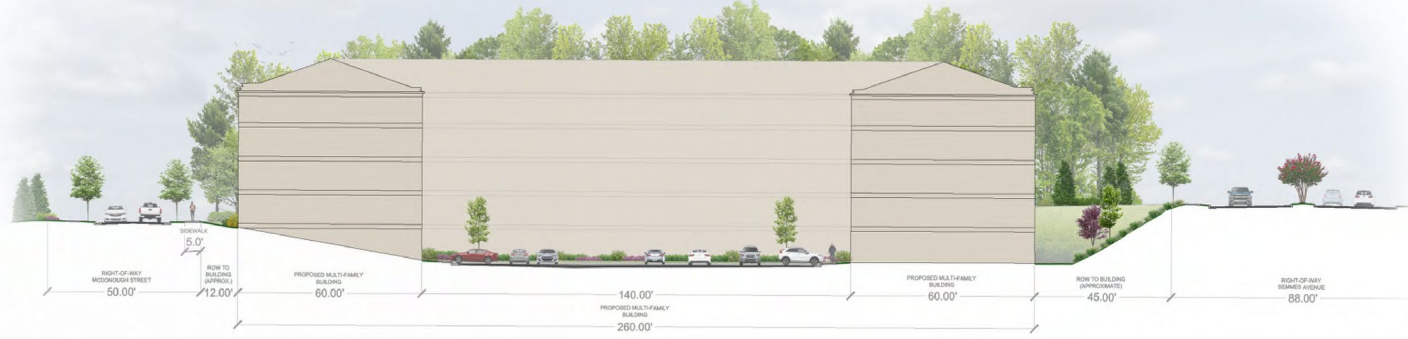


# Massing

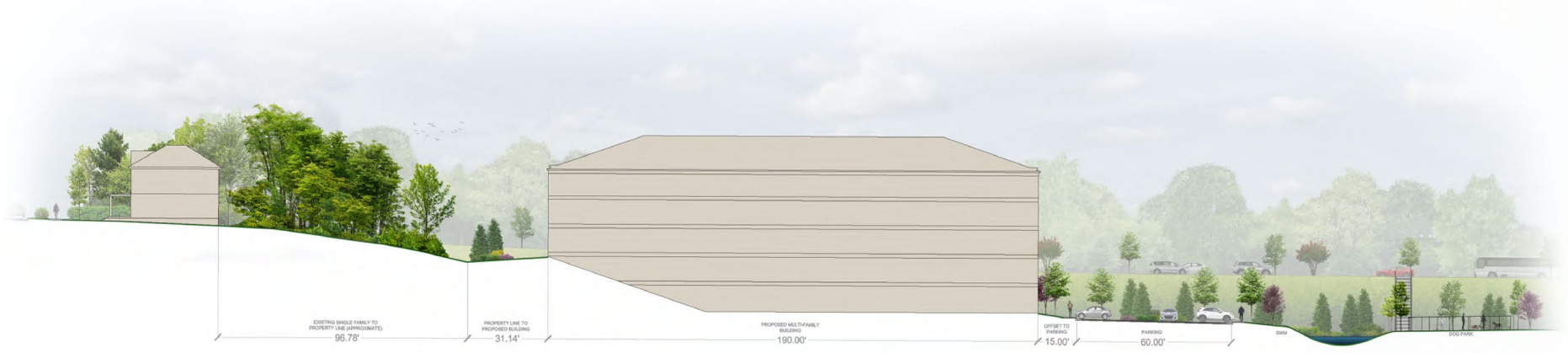


SECTION KEY

SECTION 1



SECTION 2

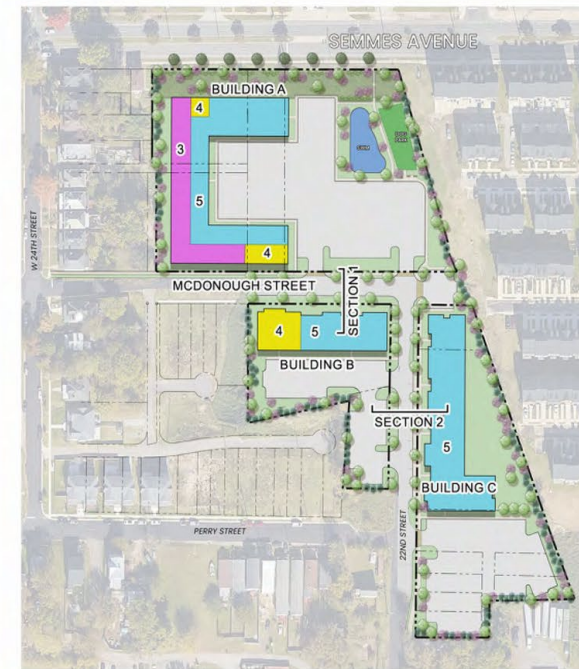


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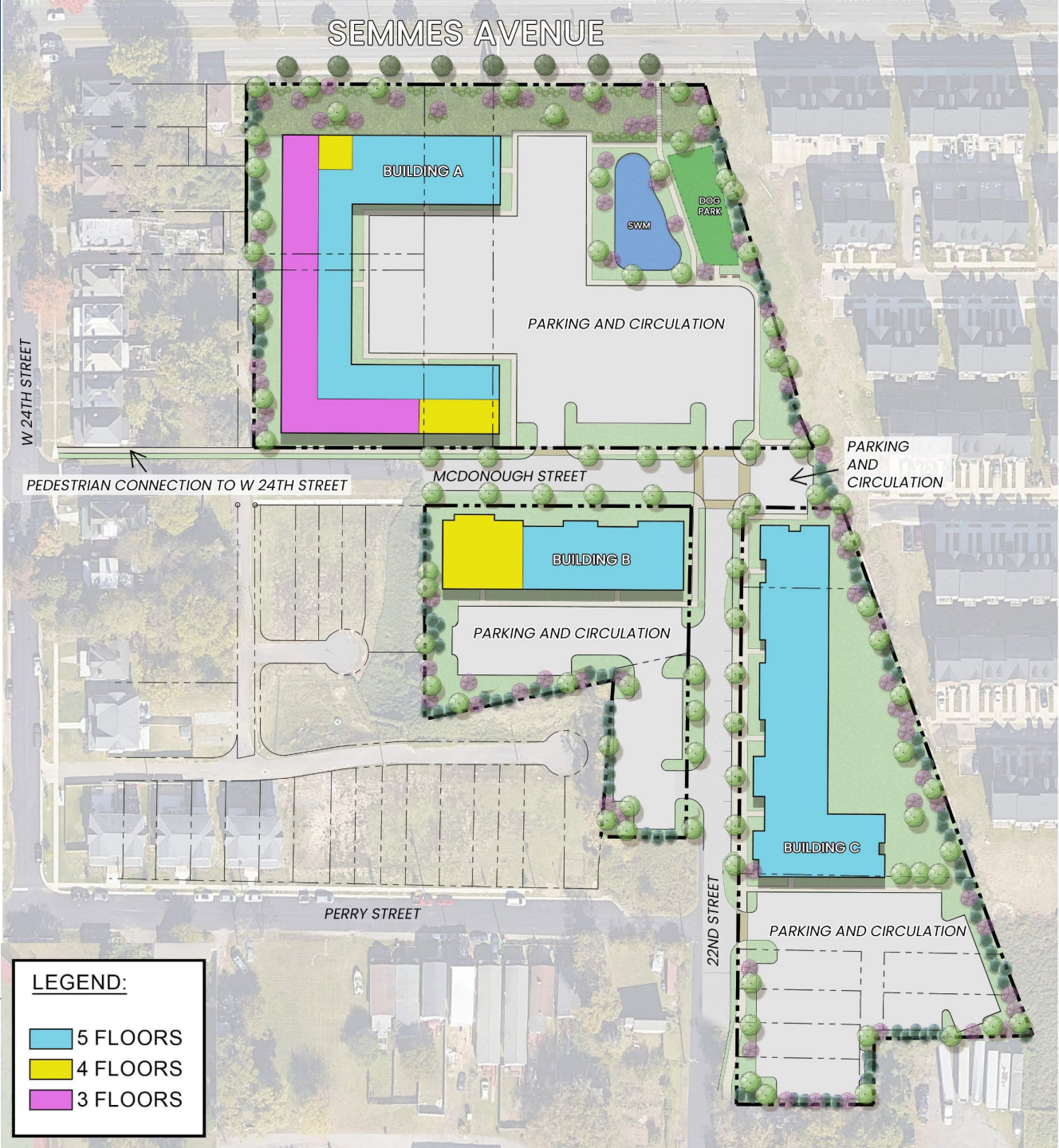


SECTION 2



SECTION KEY

# Massing



**LEGEND:**

- 5 FLOORS
- 4 FLOORS
- 3 FLOORS