



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2025.005: Subdivision Exception for 1000 North 21st Street, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2025

PETITIONER

Baker Development Resources

LOCATION

1000 N 21st St

PURPOSE

To approve an exception to Sec 25-219 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet.

SUMMARY & RECOMMENDATION

The proposed subdivision is consistent with the R-63 Multi-Family Urban Residential district where the property is located.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan designation of Neighborhood Mixed-Use and historic pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

The properties known as 1000 N 21st St is located on the corner of 21st St and P St. The lot is 0.159 acre and is zoned R-63 Multi-Family Urban Residential.

Proposed Use of the Property

The proposed use is to divide the land to construct up to four two-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the property Neighborhood Mixed-Use. This land



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use category is described 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning

The property is in the R-63 Multi-family Urban Residential District.

Surrounding Area

Surrounding city properties are within the R-63 zoning district. Neighboring districts are UB, B-2, and R-53. Two-family detached dwellings, multifamily detached dwellings, and single-family detached dwellings are the predominant land-use in these city properties.

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