



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:**  \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*February 27<sup>th</sup>, 2023*

*Special Use Permit Request  
220 N 20<sup>th</sup> Street, Richmond, Virginia  
Map Reference Number: N000-0162/006*

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|               |   |
|---------------|---|
| Submitted to: | <b>City of Richmond</b><br>Department of Planning and Development Review<br>Land Use Administration<br>900 East Broad Street, Suite 511<br>Richmond, Virginia 23219 |
| Submitted by: | <b>Baker Development Resources</b><br>530 East Main Street, Suite 730<br>Richmond, Virginia 23219   |

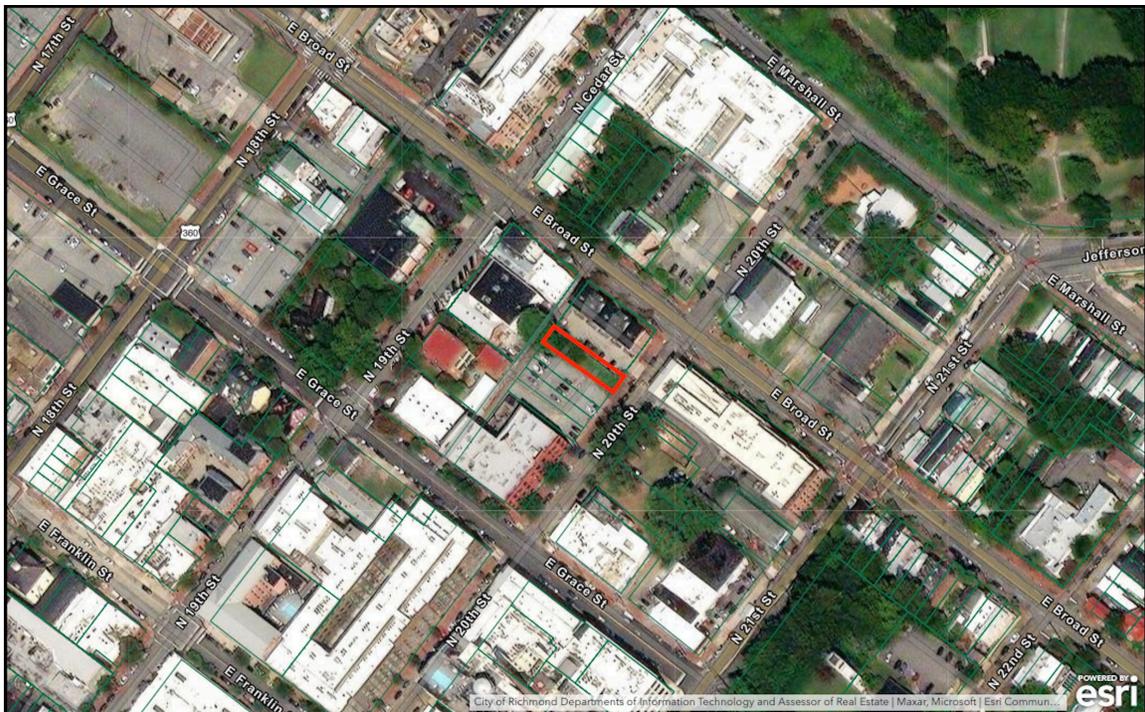
## Introduction

The property owner is requesting a special use permit (the "SUP") for 220 N 20<sup>th</sup> Street (the "Property"). The SUP would authorize the division of the Property in order to construct five (5) single-family attached dwellings on the currently vacant parcel. While residential uses are recommended for the Property by the Richmond 300 Master Plan, they are not currently permitted by the underlying M-1 Light Industrial zoning district. Furthermore, some of the proposed dwellings would not have street frontage and the underlying parking requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the west side of N 20<sup>th</sup> Street between E Broad Street to the north and E Grace Street to the south. The subject property is referenced by the City Assessor as tax parcel N000-0162/006 and is currently vacant. The Property is approximately 26 feet in width by 120 feet in depth and contains approximately 3,200 square feet of lot area.



The properties in the immediate vicinity are developed with a mix of uses. Residential properties are primarily developed with more intense multifamily uses such as apartment

buildings and condominiums though single- and two-family uses can also be found nearby. Reflecting the historic nature of the area, a combination of residential, commercial, and institutional uses can be found in the vicinity. Additionally, there are several parcels developed with uses associated with parks and churches.

## **EXISTING ZONING**

The Property is zoned M-1 Light Industrial. The M-1 zoning classification can also be found in the adjacent blocks to the north and east. To the west and south parcels are zoned B-5 Central Business while the parcel to the east, fronting on E Broad Street was rezoned to R-63 Multifamily Urban Residential in 2010.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Destination Mixed-Use”. This future land use category is described as “key gateways featuring prominent destinations, such as retail... as well as housing and open space.” It is described as being located “at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” and recommends residential as a primary use.

The Property is also located at the edge of the Shockoe National/Regional Priority Growth Node which is described as being “where the City is encouraging the most significant growth in population and development over the next 20 years.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## **TRANSPORTATION**

The Property is located between the Broad Street and Grace Street Corridors providing nearby access to the 7, 14, 56 and Pulse BRT Bus Lines. Furthermore, the Property is located within ½ mile of both Main Street Station and the “low line” bike and pedestrian trail. This provides the Property with access to rail and the City’s network of parks and trails.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the division of the parcel and the construction of five (5) single-family attached dwellings on the currently vacant parcel.

## **PURPOSE OF REQUEST**

The Property consists of a single lot of record that is of a typical size and configuration for the area consisting of a lot which is approximately 26 feet wide and contains roughly 3,200 square feet of lot area. As the single-family attached use is not permitted by the underlying M-1 Light Industrial zoning district, some of the proposed dwellings would not have street frontage, and the underlying parking requirements cannot be met, a SUP is required.

## PROJECT DETAILS

The subject parcel fronts N 20<sup>th</sup> Street and the applicant is proposing the division of the lot to create five separate parcels, each parcel would then be developed with a single-family attached dwelling.

Each dwelling would be three stories in height with an individual rooftop patio. Each unit would have an individual entrance located on the ground floor. Access to the units would be provided by a walkway along the northern portion of the Property.

When complete, each dwelling would contain three bedrooms and two and one half bathrooms. The units are designed with a third-floor master suite with an en suite bathroom and large closets. The second story contains an open living and dining area while the first floor contains two bedrooms and one bathroom. Each unit will have access to a private roof deck which is designed to offer additional outdoor living space and features easy access from the dwelling and a sloped roof for year-round versatility.

From the street, the building would read as a single-family dwelling to maintain consistency with other residential buildings in the vicinity in terms of scale and character. The dwellings would each contain a total of approximately 1,360 square feet of conditioned floor area. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects both the newer construction in the block and the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks provide additional outdoor living area and views of the city. As the Property is located within the Shockoe Valley City Old and Historic District, the final design of the proposed dwellings will also require approval by the Commission of Architectural Review.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

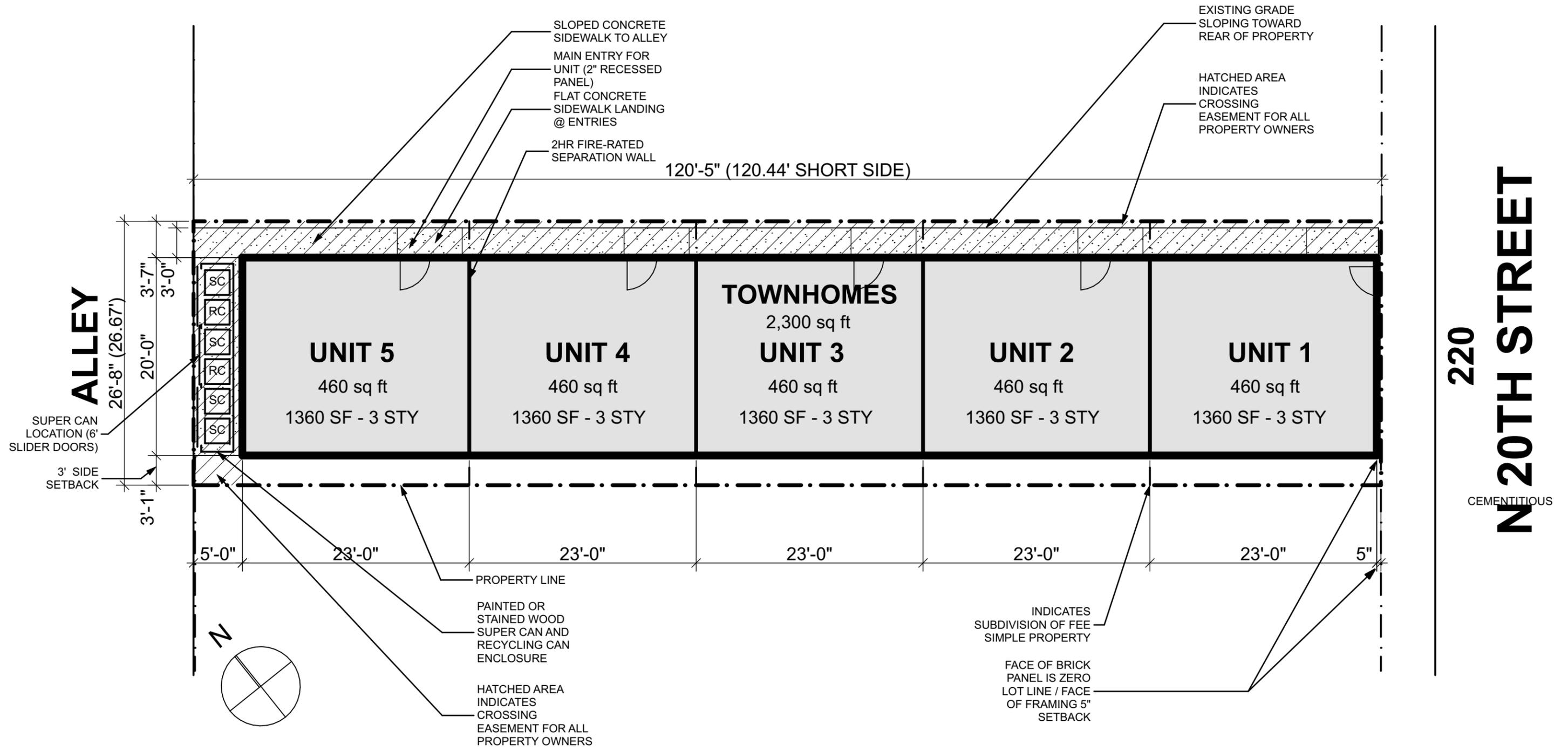
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of roof-top outdoor space for each unit provides additional usable outdoor space for each resident. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



# PROPOSED SITE PLAN

SCALE: 1" = 10'

## PROPOSED SITE PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA

SK-01

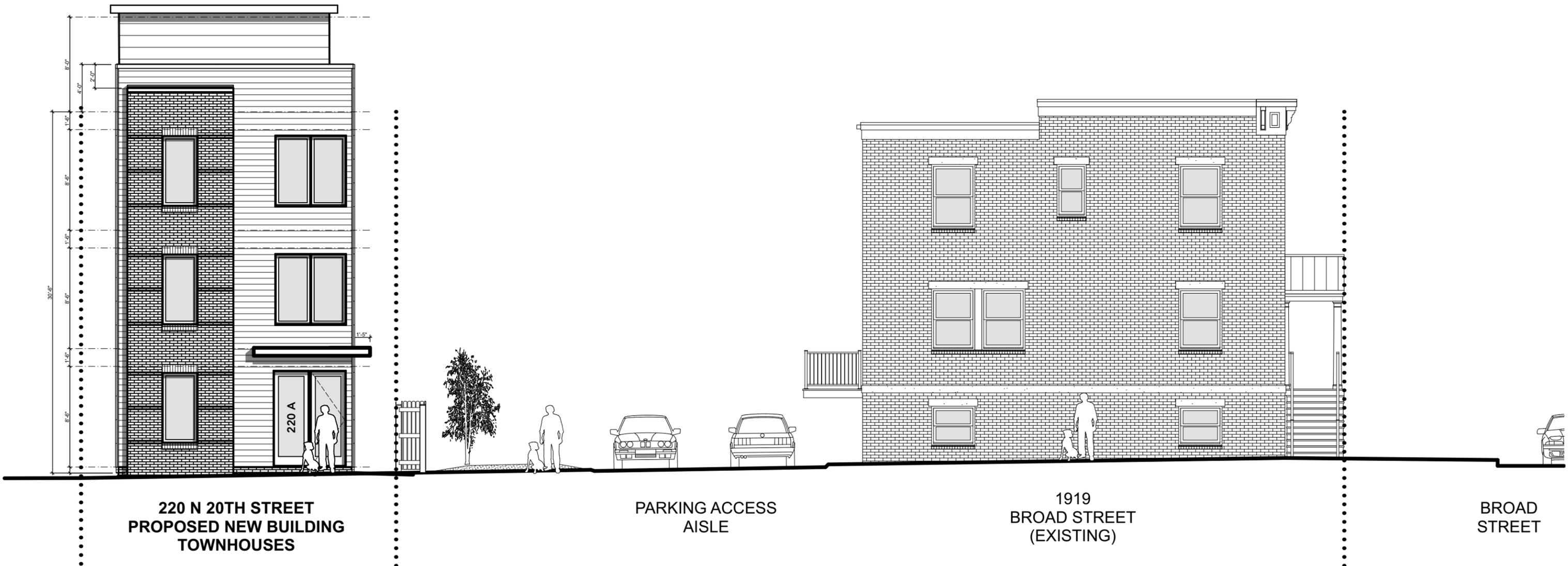
7/11/23

PROJECT NO.: 21009



mario di marco ARCHITECTS

← 212 - 218 N 20TH STREET  
(OPEN PARKING LOT)  
(210' WIDE - (4) LOTS)



# PROPOSED STREET SCAPE

SCALE: 1/8" = 1'-0"

SK-02

7/11/23

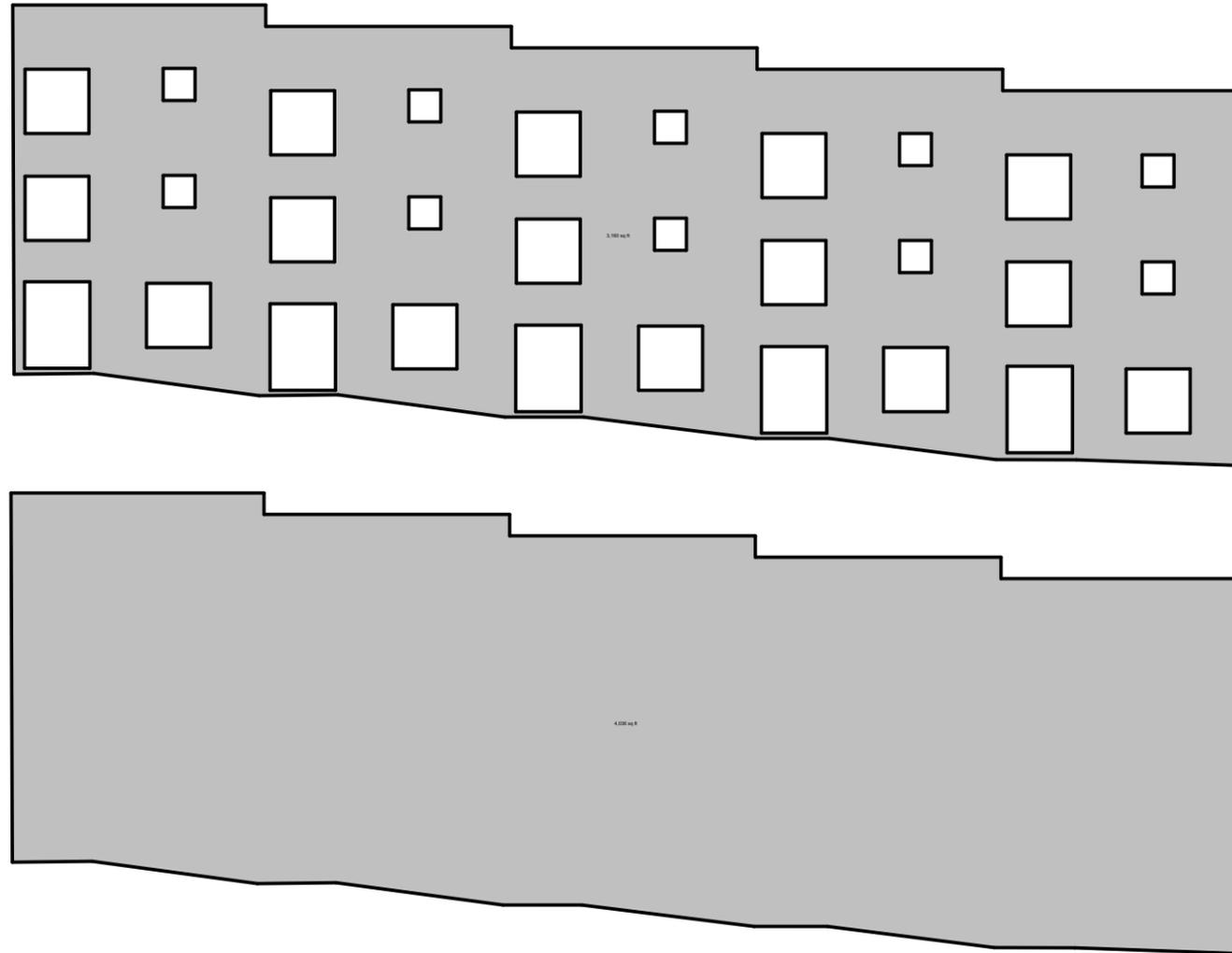
PROJECT NO.: 21009

## PROPOSED STREETSCAPE

220 N 20TH STREET

RICHMOND, VIRGINIA





**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,160 = 876 SF  
**% OPENNESS (<25%):** 876 / 4,036 = 21.7%

## RIGHT SIDE ELEVATION OPENNESS

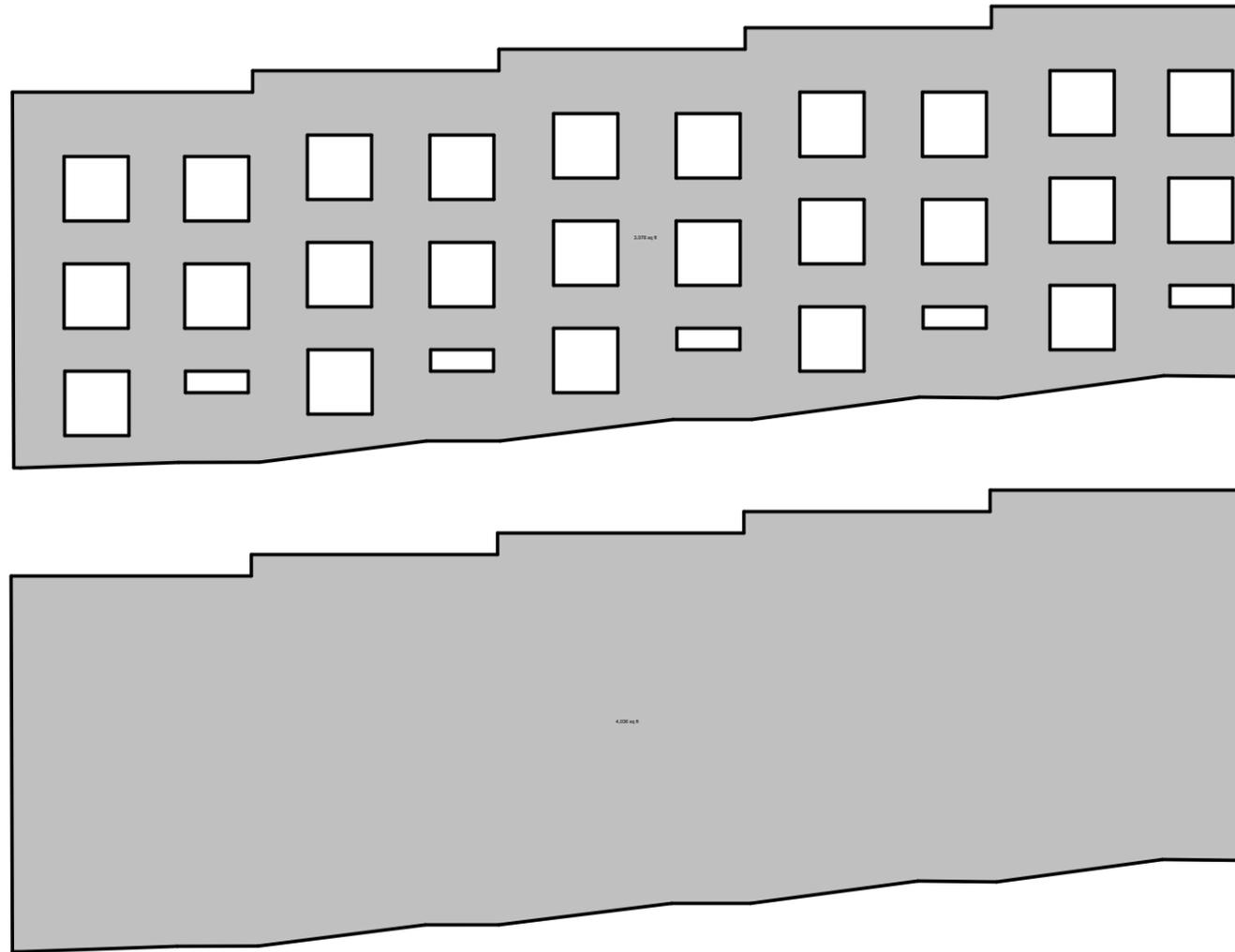
SCALE: 1/16" = 1'-0"

SK-03  
7/11/23

PROJECT NO.: 21009

FACADE OPENNESS %  
220 N 20TH STREET  
RICHMOND, VIRGINIA





**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,078 = 958 SF  
**% OPENNESS (<25%):** 958 / 4,036 = 23.7%

## LEFT SIDE ELEVATION OPENNESS

SCALE: 1/16" = 1'-0"

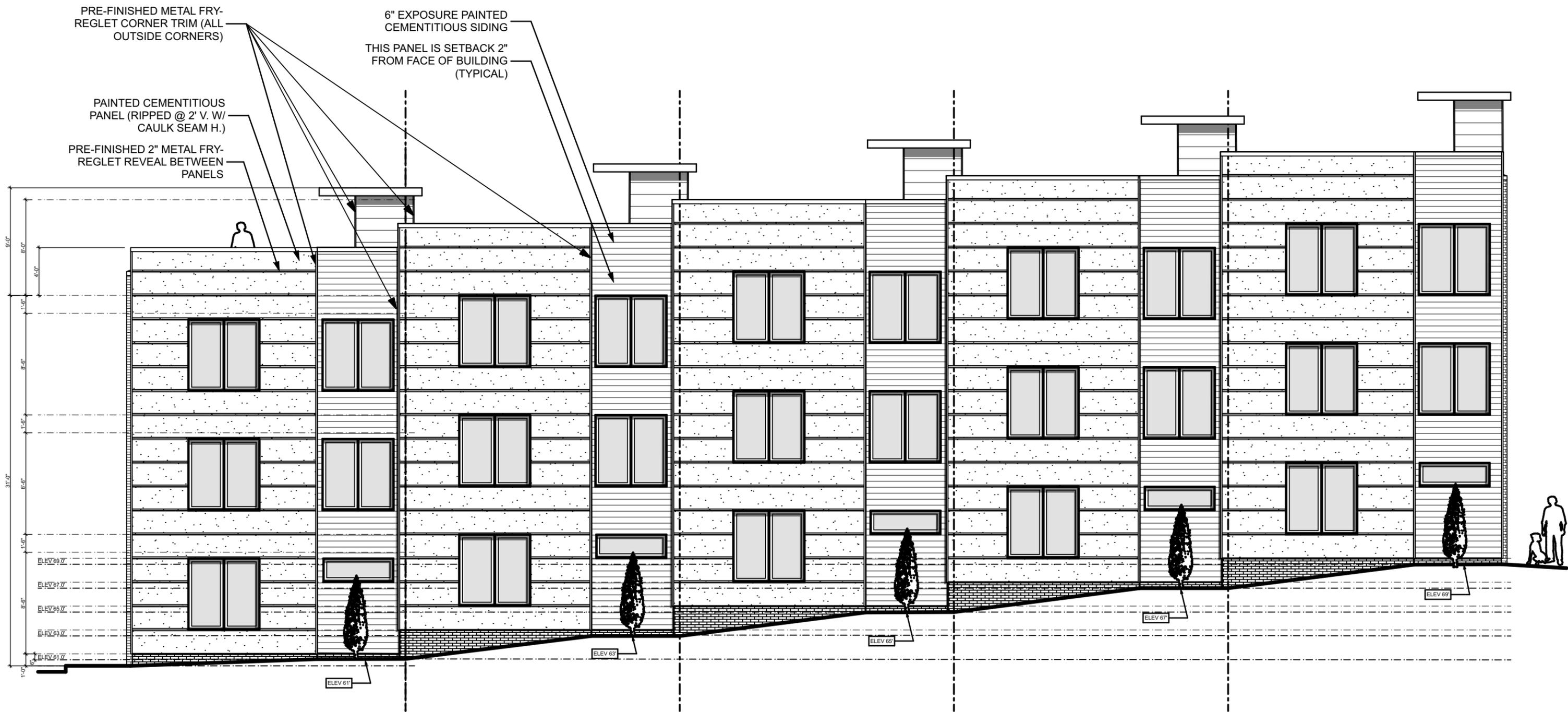
SK-04  
7/11/23

PROJECT NO.: 21009

FACADE OPENNESS %  
220 N 20TH STREET  
RICHMOND, VIRGINIA







# LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-06

7/11/23

PROJECT NO.: 21009

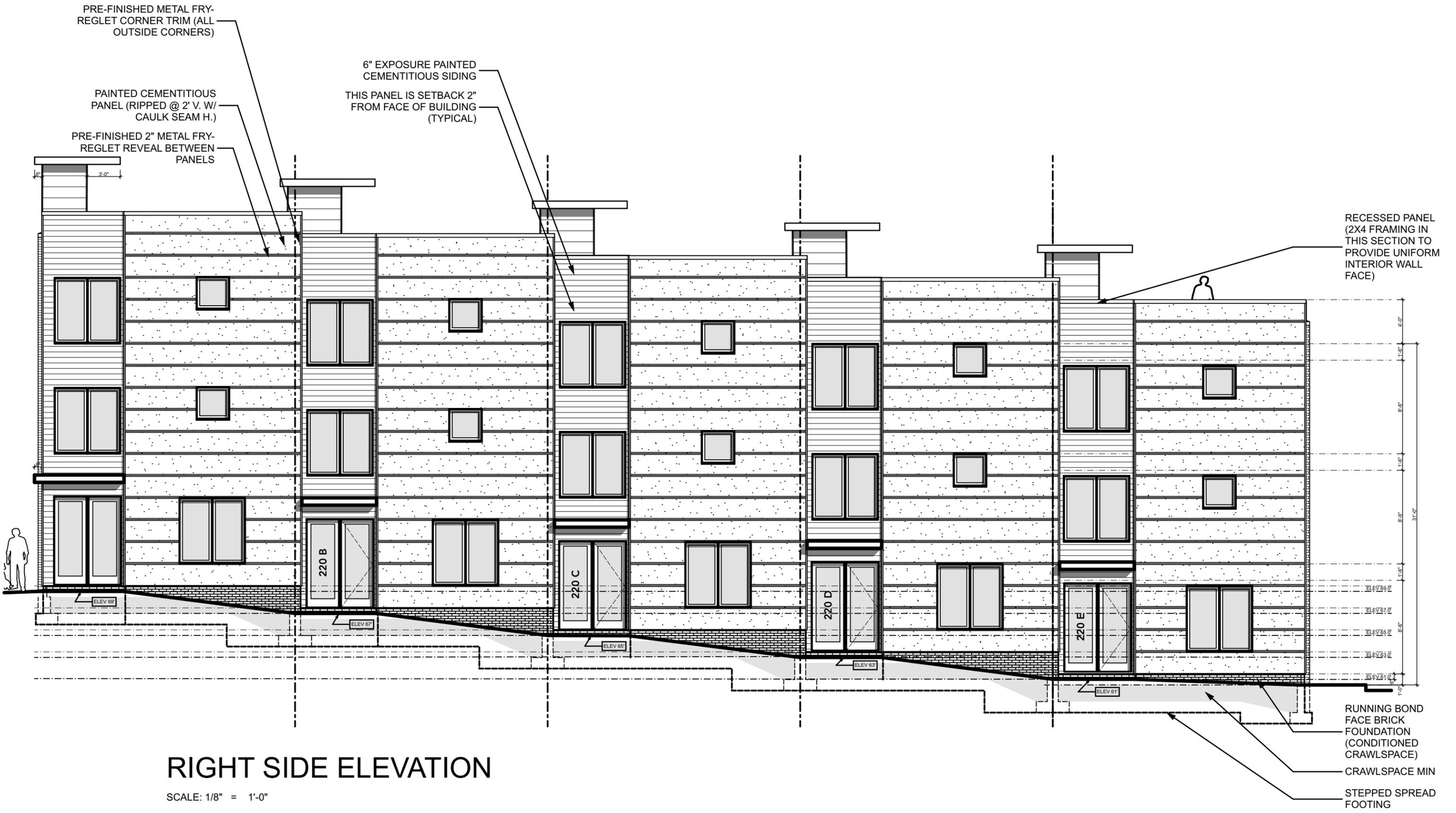
LEFT SIDE ELEVATION

220 N 20TH STREET

RICHMOND, VIRGINIA



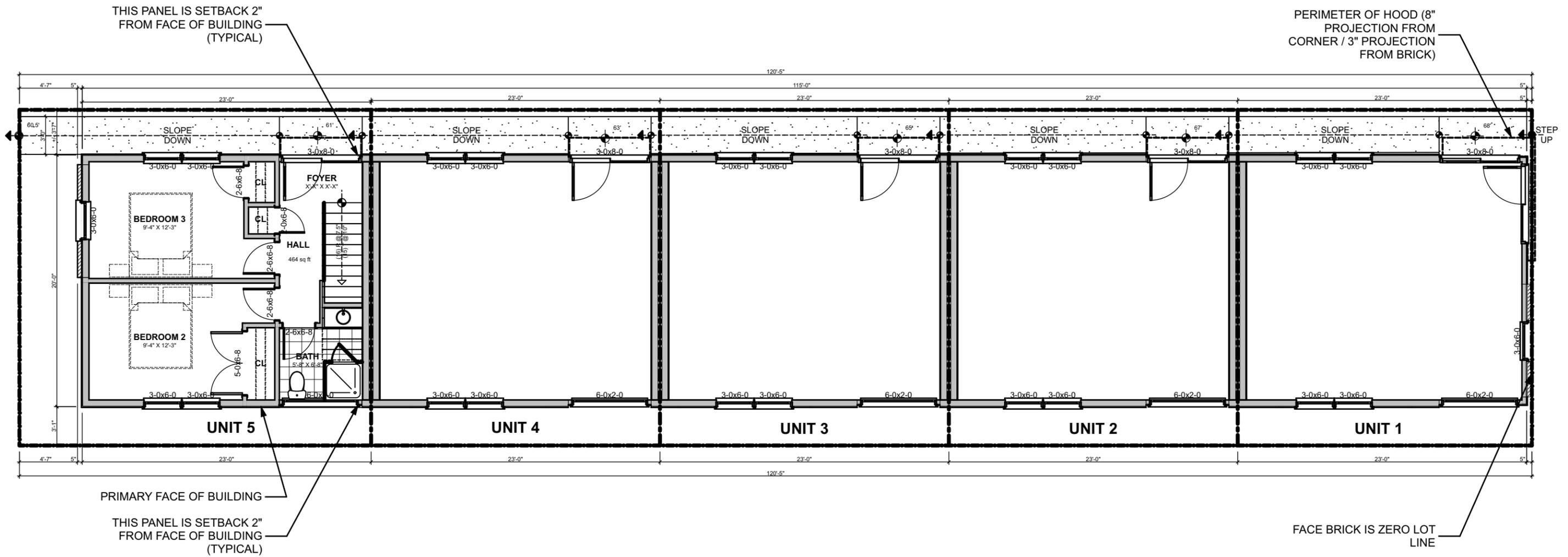
mario di marco  
ARCHITECTS



SK-07  
7/11/23  
PROJECT NO.: 21009

RIGHT SIDE ELEVATION  
220 N 20TH STREET  
RICHMOND, VIRGINIA





# PROPOSED FIRST FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-08

7/11/23

PROJECT NO.: 21009

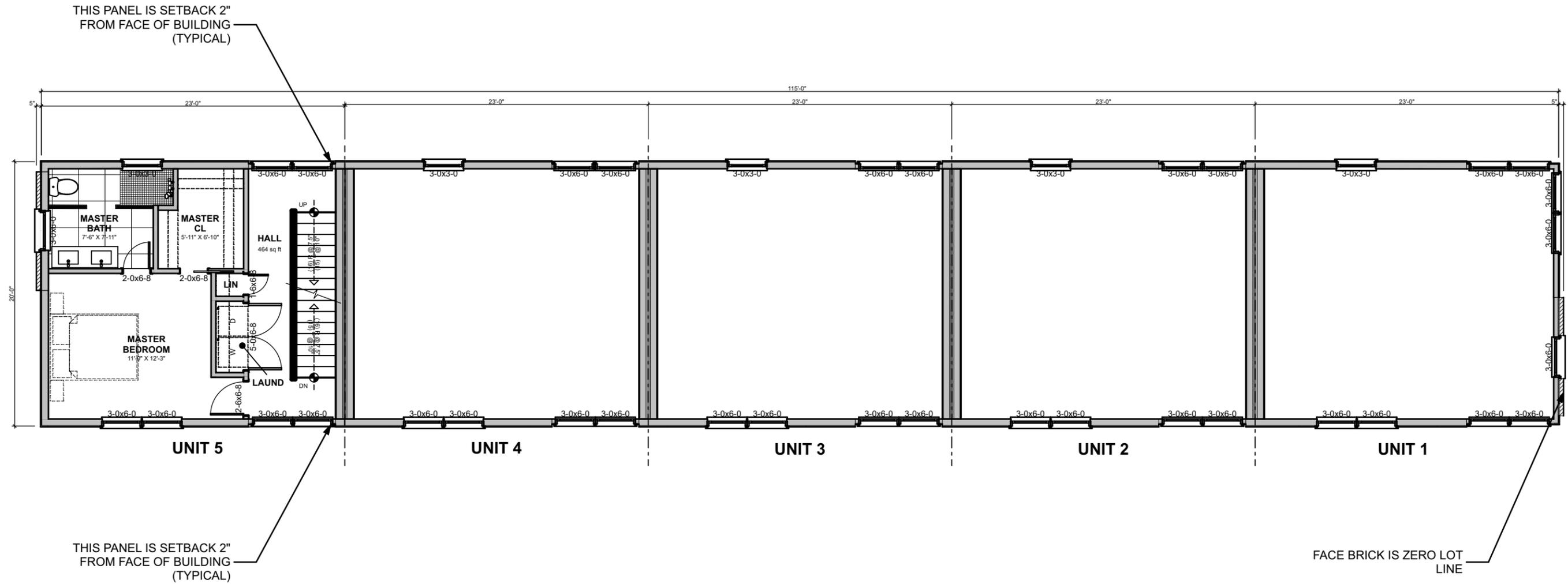
## PROPOSED FIRST FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA







# PROPOSED THIRD FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-10

7/11/23

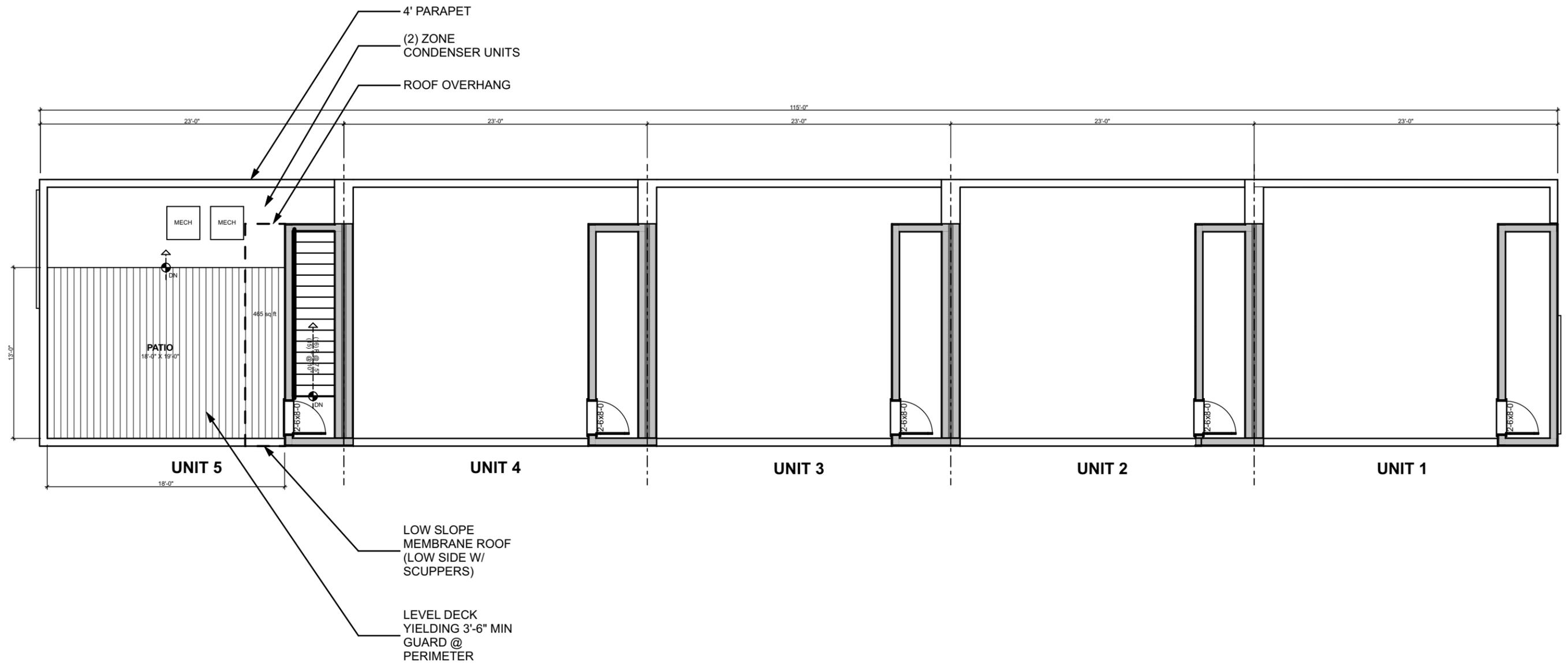
PROJECT NO.: 21009

PROPOSED THIRD FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA





## PROPOSED ROOF PLAN (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-11

7/11/23

PROJECT NO.: 21009

PROPOSED ROOF PLAN

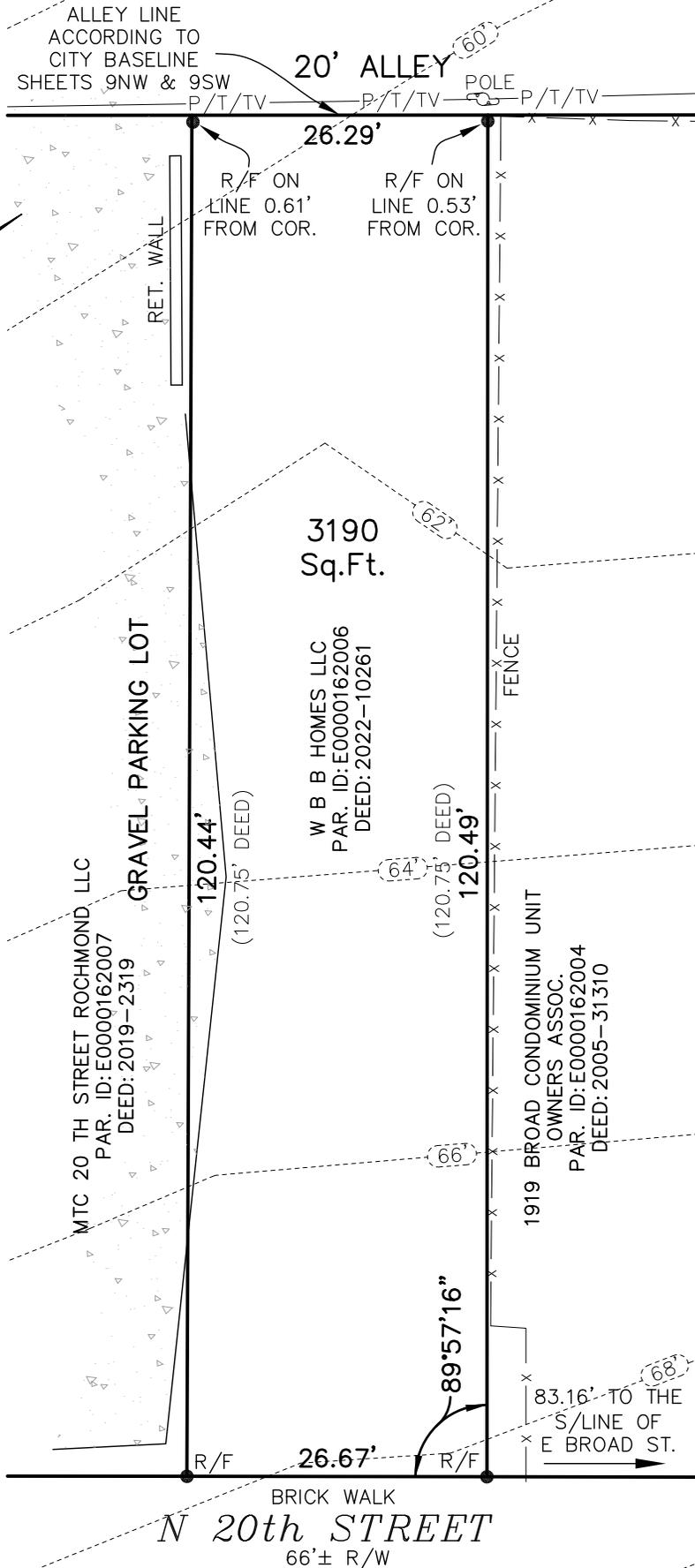
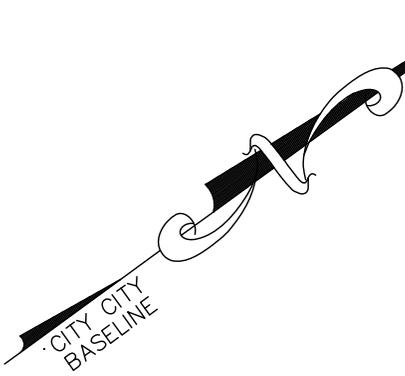
220 N 20TH STREET

RICHMOND, VIRGINIA



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 5-6-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290037D  
 Zone: "X" DATED: 4-2-2009



**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
 COPYRIGHT © VIRGINIA SURVEYS  
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*MAP SHOWING THE IMPROVEMENTS  
 ON No.220 N 20th STREET  
 IN THE CITY OF RICHMOND, VA.*

DATE: 5-6-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 220414995



**City of Richmond  
Department of Planning  
& Development Review**

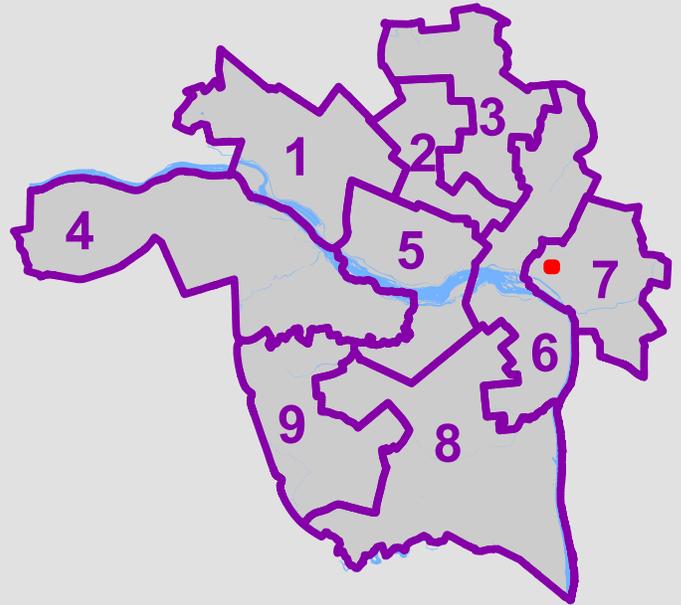
**Special Use Permit**

**LOCATION:** 1117 West Leigh Street

**APPLICANT:** Edward Echeverry

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 1117 West Leigh Street, for the purpose of a two-family detached dwelling, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@richmondgov.com](mailto:matthew.ebinger@richmondgov.com)*

