



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-032: To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2023

PETITIONER

Liliana Castillo – Sacred Heart Center

LOCATION

1400 Perry Street

PURPOSE

To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-8 Urban Residential District where a food bank is not a permitted use. Therefore a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Neighborhood Mixed Uses for the property and neighborhood, which includes institutional uses as a secondary use. The food bank would be accessory to an established institutional use on the property and would provide a vital service in the community.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed special 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.

FINDINGS OF FACT

Site Description

The 1.058 acre subject property is located on the southeast corner of Perry Street and West 14th Street. It is served by an alley that runs along the southern property line. The property is improved with a 26,736 square foot two-story building that contains a religious institution known as Sacred Heart Catholic Church.

Proposed Use of the Property

Within the paved parking area, a modular structure is located to the rear of the property, and it is this structure that would serve as the food pantry. A food pantry operated on the property previously in a modular structure that was replaced by the current structure.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed Uses which 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.

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 and Ordinance Conditions

The subject property is situated in an R-8 Urban Residential District. The proposed use for the property is a food bank as an accessory use which is not a permitted accessory use authorized by the zoning ordinance. Therefore a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

- (a) The Special Use of the Property shall be as a food bank as an accessory use and shall be located either in the building labelled “New 56’ x 12’ Mobile Unit with Stainless Steel Ramp,” or within the building labelled “Existing School,” substantially as shown on the Plans.
- (b) No off-street parking space shall be required on the Property.
- (c) The operations of the Special Use shall cease by 10:00 p.m. daily.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The properties in the vicinity primarily developed with institutional uses as well as single-family attached and detached dwellings.

Neighborhood Participation

Staff notified area residents and property owners. A variety of letters of support have been received.

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