



## CITY OF RICHMOND

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

**Ord. No. 2020-249:** To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 4, 2021

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#### **PETITIONER**

David Johannas – Johannas Design Group

#### **LOCATION**

900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, 11 East Charity Street, 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street

#### **PURPOSE**

To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested to rezone the aforementioned properties for infill development that follows the requirements of the B-6 Mixed-Use Business District.

Staff finds that the proposed rezoning would contribute to the revitalization of the area and would be generally consistent with the recommendations of the Master Plan.

Therefore, staff recommends approval of the rezoning request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject properties consist of a combined 57,170 SF, or 1.3 acres of largely unimproved parcels land located in the Gilpin neighborhood. The properties are in the block bound by East Baker Street, St. James Street, East Charity Street, and North 1<sup>st</sup> Street.

### **Proposed Use of the Property**

The proposed rezoning would accommodate infill development allowable within the B-6 Mixed-Use Business District.

### **Master Plan**

The Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use land use, which 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.”

“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.”

A portion of the subject property is also located a micro node, defined by the Plan as “a notable place in a neighborhood that provides goods and services primarily to the immediate residents but may also attract visitors.”

### **Zoning and Ordinance Conditions**

The properties are located in the R-53 Multifamily Residential and B-2 Community Business Districts.

The City’s Zoning Administration reviewed the application and provided the following comments regarding the proposed B-6 zoning district:

#### **ZONING AND USE:**

*The proposed zoning district permits multi-family use, provided that non-dwelling uses are required on the ground floor along street oriented commercial frontages. There are no streets abutting the property that have street oriented commercial designations, therefore there is not a non-dwelling use requirement. A variety of non-dwelling uses are permitted, however drive-up uses and facilities for dispensing motor fuels are not permitted in conjunction with any of the permitted uses as specified in Sec. 30-444.2. Auto-related uses, including auto service and auto repair, are not permitted, nor are contractor’s shops, warehousing and manufacturing uses. Nightclubs (as defined in the zoning ordinance) and retail sales of liquor are permitted by conditional use permit.*

## YARDS:

### *Front yards:*

*No front yards are required where no buildings are located on adjacent lots along the same street frontage, provided that a front yard with a depth of greater than 10' is only permitted if it is to be improved with a pedestrian plaza or outdoor dining area (with a recommendation of the Urban Design Committee). Additionally a building entrance feature that is set back from the street a greater distance than the primary façade along the street and that is no greater than two times the width of the entranceway is permitted. Where an existing building is located on one adjacent lot along the same street frontage, the front yard shall be the same as the front yard provided for such existing building, but in no case greater than ten feet. Where the front yard of such existing building is greater than ten feet, the front yard requirement shall be ten feet. Where existing buildings are located on both adjacent lots along the same street frontage, the front yard shall be the same as the front yard provided for the existing building closest to the street, but in no case greater than ten feet. Where the front yard of the existing building closest to the street is greater than ten feet, the front yard shall be ten feet. There will be no front yard requirement along E Charity Street, St James Street and Baker Street (but in no case will a front yard of 10' be permitted except as mentioned above). There will be a required front yard of exactly 10' along N 1st Street per the submitted survey.*

### *Side Yards:*

*No side yards shall be required, except where a side lot line abut or is situated across the alley from property located in an R or RO district there shall be a side yard of not less than 10 feet in width. None required since the property does not abut another property located in an R or RO district. There are no rear yard requirements.*

## SCREENING:

*Where a side or rear lot line abuts property in an R district, there shall be a continuous evergreen vegetative screen of not less than 3.5' in height at the time of installation or opaque structural fence/wall not less than four feet in height erected along such lot line (but not within 15' of any street line). The property does not abut other property located within an R-district. Full screening of refuse areas will be required.*

## REQUIREMENTS FOR AREAS DEVOTED TO PARKING/CIRCULATION OF VEHICLES

*Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on a lot. On a lot having more than one street frontage, the provisions of this paragraph shall apply only along the principal street frontage of the lot. The principal street frontage will be determined by future orientation of buildings in consideration with other factors.*

## HEIGHT:

*No building shall exceed four stories in height, provided that where an existing building on the same lot or an adjacent lot along the same street frontage is greater than four stories in height, no building shall exceed the number of stories contained in such existing building. Story height shall be not less than ten feet and not greater than 14, as measured from floor-to-floor, and floor to the top of the unfinished ceiling joist of the uppermost floor. The ground floor may be greater than 14'. There is a minimum building height of not less than two stories, except that porches, porticos and similar structures attached to a main building may be of lesser height.*

#### **BUILDING FAÇADE FENESTRATION:**

*Building façade fenestration requirements apply to building facades along the portion of the building facing the principal street frontage. For the ground floor, 60% of the façade (for non-dwelling uses) and 30% of the façade (for dwelling uses) between 2' and 8' must be comprised of windows or glass doors that allow views into (for non-dwelling) and out of (for both non-dwelling and dwelling) the interior space. For upper stories, 30% of the façade between 2' and 8' for each story must be comprised of windows or glass doors that allow views into (for non-dwelling) and out of (for both non-dwelling and dwelling) the interior space. For dwelling uses, in all cases windows must be double-hung, single-hung, awning or casement type, and fixed windows shall be permitted only as a component of a system including operable windows within a single wall opening.*

#### **OFF-STREET PARKING REQUIREMENTS:**

*The off-street parking requirement for multi-family use in the B-6 district is one space per dwelling unit. The parking requirement for non-dwelling uses is as specified in the table in Sec. 30-710.1 of the zoning ordinance, except that in no case where the parking requirement is determined by floor area shall the requirement be greater than one space per 300 square feet of floor area. Parking required for dwelling uses may be supplied by parking required for non-dwelling uses provided that the non-dwelling use must not be routinely open outside of the hours of 8 A.M. to 6 P.M. On-street spaces may count towards meeting the off-street parking requirement. The parking requirement is reduced by 50% for uses located within buildings that existed on July 10, 2006.*

#### **SIGN REGULATIONS:**

*Unless specifically provided otherwise in this article and subject to the regulations and restrictions applicable to all districts set forth in this article, the following signs shall be permitted and the following sign regulations shall apply in the B-6Mixed Use Business Districts:*

*(1) Types of permitted signs. Wall signs, projecting signs, suspended signs, awning signs, canopy signs, and freestanding signs shall be permitted, subject to the restrictions set forth in this section.*

*(2) Permitted sign area. The aggregate area of all signs directed toward or intended to be viewed from any street frontage shall not exceed one square foot for each linear foot of lot frontage along the street nor in any case 32 square feet for each street frontage. Where more than one main building is located on a lot, the above formula for determining permitted sign area shall apply to individual buildings and building frontages along a street, rather than to lots and lot frontages.*

*(3) Projecting signs. No projecting sign shall be located within 25 feet of another projecting sign on the same building wall. No such sign, other than a noncommercial flag, shall project greater than five feet from the face of the building or extend above the height of the wall to which it is attached.*

*(4) Freestanding signs. One freestanding sign not exceeding 16 square feet in area or six feet in height shall be permitted along each street frontage.*

**Surrounding Area**

Properties to the west and norther are zoned R-53 Multifamily Residential; properties to the east are zoned B-2 Community Business districts.

The parcels within this portion of the Gilpin neighborhood are largely vacant. However, a mix of multi-family, commercial, mixed use, and institutional land uses are present in the vicinity of the subject property. A recent renovation of the Historic St. Luke's Building on St. James Street, across from the subject property, is now a multi-family building with ground floor commercial.

**Neighborhood Participation**

Staff notified the Historic Jackson Ward Association of the proposed rezoning as well as area residents and property owners. Staff has not received any letters or notices of support or opposition to this application.

**Staff Contact:** Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734