



## CITY OF RICHMOND

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

**SUBD. 2023.016:** Subdivision Exception for 220 N 20<sup>th</sup> Street, per Sec. 25-219 of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 2, 2024

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#### **PETITIONER**

Mark Baker

#### **LOCATION**

220 N 20th Street

#### **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 recently adopted Special Use Permit (SUP) for this development, Ordinance No, 2023-342, which was adopted December 11, 2023. The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Shockoe Bottom neighborhood on North 20th between East Broad and East Grace Streets. The property is currently a 13,939 sq. ft. (.07 acre) parcel of land.

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

The applicant is requesting a Special Use Permit to authorize a residential use within an M-1 Light Industrial District. This use is not permitted within the M-1 District. A Special Use Permit is therefore required.

##### **Richmond 300 Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the

convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.” (p. 64)

### **Zoning & Ordinance**

The current zoning for this property is M-1 Light Industrial District. Ordinance No. 2023-342 authorized 220 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

### **Surrounding Area**

The area is generally multifamily residential, with some single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is five units upon .07 acres or 71 units per acre.

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