



## CITY OF RICHMOND

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

**Ord. No. 2021-037:** To authorize the special use of the property known as 1312 Bainbridge Street for the purpose of a mixed-use building containing personal services businesses, and medical and dental offices and clinics, within the commercial area of the building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 15, 2021

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#### **PETITIONER**

1312 Bainbridge Street, LLC (Janet King)

#### **LOCATION**

1312 Bainbridge Street

#### **PURPOSE**

To authorize the special use of the property known as 1312 Bainbridge Street for the purpose of a mixed-use building containing personal services businesses, and medical and dental offices and clinics, within the commercial area of the building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is a corner lot located in the R-63 Multi-Family Urban Residential District zoning district. Personal services, medical and dental office uses among other uses are not permitted uses on corner parcels in this zoning district. Therefore a special use permit is required.

Staff finds that the proposed special use pertaining to the 786 SF ground floor commercial area of the building is consistent with the land use recommendations of the Master Plan and conforms to the intent of the R-63 Multi-Family Urban Residential zoning district. For this district, the zoning ordinance states that the district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

Staff finds that the proposed special use would not pose an undue burden on the availability of on-street parking in the area.

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 use would not be detrimental to the safety, health, morals and general welfare of the community and would not cause congestion in the streets.

Therefore, staff recommends approval of this special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located on the corner of Bainbridge Street and West 14<sup>th</sup> Street, in the Manchester neighborhood, and is improved with a four story mixed-use building.

### **Proposed Special Use of Property**

The proposed special use permit would allow personal services businesses, and medical and dental offices and clinics, within the 786 SF ground floor commercial area of the building.

### **Richmond 300 Master Plan**

The Master Plan recommends Neighborhood Mixed-Use land use for the subject property. Such areas are 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 (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.

The property is also within the Manchester Priority Growth Node. The Vision for the Node is: Manchester continues to increase in population and economic activity to support a thriving business corridor along Hull Street. The formerly industrial part of Manchester provides jobs as

well as housing. Manchester is connected to South Richmond and the Downtown Core by a network of greenways along former railways, along roads, and along Manchester Canal. A variety of housing options in Manchester are available to low-, moderate-, and high-income individuals. Manchester's interconnected street grid is enhanced with street trees and improved infrastructure to support pedestrians, bicyclists, and transit riders.

### **Zoning and Ordinance Conditions**

The subject property is a corner lot located in the R-63 Multi-Family Urban Residential District. The intent of the R-63 District is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood. The district is intended to be applied within or in close proximity to areas of the City that reflect an urban scale of development and afford convenient access to major employment centers and community facilities, and to encompass undeveloped or underdeveloped properties comprising areas large enough and with sufficient residential density to enable establishment of a cohesive neighborhood. The district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

Zoning Administration provides the following comments:

*The proposal is to permit personal service and medical & dental office uses in 786 square feet on the ground floor of a corner lot containing an existing mixed-use building. The property is located in the R-63 Multi-Family Urban Residential District and has an area of 14,570 square feet (94.00 x 155.00).*

*Please be advised that the following condition of the proposed personal service and medical & dental office uses does not comply with the current zoning regulations:*

*PERMITTED PRINCIPAL USE ON CORNER LOTS: The following are permitted principal uses on corner lots in the R-63 zoning district:*

- (1) Art galleries, including custom framing in conjunction therewith.*
- (2) Barber shops and beauty salons, including manicure, spa, tanning and similar services in conjunction therewith.*
- (3) Grocery stores, convenience stores and specialty food and beverage stores, including bakeries where products are sold principally at retail on the premises.*
- (4) Laundromats and laundry and dry cleaning pick-up stations.*
- (5) Offices, including businesses, professional, and administrative offices, and studios of writers, designers, and artists engaged in the graphic and visual arts.*

*(6) Restaurants, tea rooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including catering businesses in conjunction therewith, but not including establishments providing live entertainment.*

*(7) Retail stores.*

*Personal service and medical & dental office uses are not permitted principal uses on a corner lot in the R-63 zoning district; therefore, a Special Use Permit is required.*

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If approved the special use permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as a mixed-use building containing personal services businesses, and medical and dental offices and clinics, within the commercial area of the building, substantially as shown on the Plans. Uses permitted by the zoning regulations prescribed for the district in which the Property is situated may also be contained within the commercial area of the building.
- (b) Personal service businesses located on the Property shall provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops, and similar establishments.
- (c) Nineteen parking spaces shall be provided on the Property for the uses located on the Property.
- (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 to the north, east and west of the subject property are located within the same R-63 Multi-Family Urban Residential District as the subject property. Properties to the south are located in the B-5 Central Business District. A mix of residential, vacant, mixed-use, office and commercial land uses are present in the vicinity of the subject property.

### **Neighborhood Participation**

Staff notified the Manchester Alliance Civic Association and area residents and property owners. No notifications of opposition or support have been received.

### **Staff Contact**

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