



## CITY OF RICHMOND

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

**Ord. No. 2024-167:** To authorize the special use of the properties known as 212 North 20<sup>th</sup> Street, 214 North 20<sup>th</sup> Street, 216 North 20<sup>th</sup> Street, and 218 North 20<sup>th</sup> Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7<sup>th</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** August 19, 2025

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#### **PETITIONER**

Will Gillette Baker Development Resources

#### **LOCATION**

212, 214, 216, 218 North 20<sup>th</sup> Street

#### **PURPOSE**

The applicant is requesting to authorize the construction of six single-family attached dwellings. The current zoning is M-1 which does not allow for any residential use and the homes would not have street frontage, therefore, an SUP is required.

#### **RECOMMENDATION**

Staff finds that this request is consistent with the Richmond 300 Master Plan land use recommendation of Destination Mixed-Use, which encourages higher density development of housing in addition to retail, entertainment, and open space.

Staff finds the request is in-line with the Richmond 300 Master Plan's goal to increase the housing market within the city utilizing vacant parcels. This proposal encourages transit-oriented housing within a walkable neighborhood. Parking associated with the dwellings is to be off-street, mitigating concerns of street parking congestion.

Staff finds that the parcel is located within the Shockoe Regional Node, defined as, "a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions." Increasing housing density within this area is encouraged.

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 general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located on the west side of N 20<sup>th</sup> Street between East Brad Street to the north and East Grace Street to the south.

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

Six single-family attached dwellings.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, 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.

**Development Style:** Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. **Ground Floor:** Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking. **Intensity:** Buildings typically a minimum height of five stories.

**Primary Uses:** Retail/office/ personal service, multi-family residential, cultural, and open space.

**Secondary Uses:** Institutional and government

### **Zoning and Ordinance Conditions**

The current zoning for this property is M-1 Light Industrial. The following section of the zoning ordinance is not met:

#### Sec. 30-452.1 – Permitted Principal Uses

*M-1 does not permit residential uses*

#### Sec. 30-610.1. – Public street frontage and access easements

Except as provided in Sections 30-610.2 and 30-610.3, every building erected and every use established shall be located on a lot having frontage on an improved public street or access thereto by means of a recorded permanent easement, provided that such easement is approved by the Director of Public Works, the Chief of Police and the Chief of Fire and Emergency Services as to its suitability for all-weather travel by public and emergency vehicles and provided, further, that appropriate agreements or covenants approved by the City Attorney provide for continued maintenance thereof. For single-family detached development, no more than two lots which do not have public street

frontage shall be served by any such easement unless the easement shall have been recorded prior to June 10, 1960.

*The dwellings are not facing a public street.*

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

- The Special Use of the Property shall be as up to six single-family attached dwellings, substantially as shown on the Plans.
- All mechanical equipment serving the property shall be located or screened so as not to be visible from any public right-of-way.
- The height of the Special Use shall not exceed three stories.
- No less than one off-street parking space per dwelling shall be provided, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- Prior to the issuance of a building permit for the Special Use, the establishment of up to six residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.
- All existing granite curb that is removed during construction, substantially as shown on the Plans, shall be returned to the City.

### **Surrounding Area**

All adjacent and nearby properties are within a mix of zones, including B-5-C, R-63, R-6, and M-1. Primary uses are multifamily and commercial.

### **Neighborhood Participation**

Staff notified area residents and the Shockoe Partnership of the proposed Special Use Permit. Staff has not received any feedback since introduction.

**Staff Contact:** Madison Wilson, Planner, Land Use Administration, 804-646-7436