



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-202: To authorize the special use of the property known as 1410 West 43rd Street for the purpose of art gallery, office, studio, and retail uses, upon certain terms and conditions, and to repeal Ord. No. 95-281-275, adopted Nov. 13, 1995.

To: City Planning Commission
From: Land Use Administration
Date: July 17th, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

1410 West 43rd Street

PURPOSE

To authorize the special use of the property known as 1410 West 43rd Street for the purpose of art gallery, office, studio, and retail uses, upon certain terms and conditions, and to repeal Ord. No. 95-281-275, adopted Nov. 13, 1995.

SUMMARY & RECOMMENDATION

The applicant is requesting a new Special Use Permit to authorize retail uses in an artist and craftsman studio and craft gallery, and to modify certain terms of the of current special use permit (Ord. No. 95-281-275, adopted Nov. 13, 1995).

Staff finds that the proposal is consistent with the existing non-residential use of the building, as well as the existing fabric of the neighborhood.

Staff finds that the proposal would be consistent with the recommendations the City's Master Plan pertaining to Future Land Use and Future Connections. The subject property is designated Residential on the Future Land Use Map. Cultural and Institutional uses are appropriate secondary uses in this designation. Additionally, the subject property is located walking distance to Forest Hill Avenue, which is defined as a Great Street in the Master Plan. Pertaining to Great Streets, Objective 6.1 states that these streets should, "Support the retention, creation, and attraction of businesses in and near Nodes and major corridors" (Richmond 300, p. 109).

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 of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the Forest Hill neighborhood on West 43rd Street, between Forest Hill Avenue and Springhill Avenue. The property is currently a 3920.4 sq. ft. (0.09 acre) parcel of land with a one-story art and craft gallery.

Proposed Use of the Property

An art gallery, office, and studio with retail uses.

Master Plan

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for this property is R-4 - Residential (Single Family). The property is subject to Special Use Permit Ord. No. 95-281-275, adopted Nov. 13, 1995, authorizing “the continued occupancy of the existing building for artist and craftsman studio and art and craft galley purposes or for conversion for office purposes.”

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

- The Special Use of the Property shall be as art gallery, office, studio, and retail uses, substantially as shown on the Plans. Authorized office uses shall include business, professional, and administrative offices. Studio uses shall include studios of writers, designers, and artists engaged in the graphic and visual arts. Retail uses may take place within the space labeled “Gallery Space” on the Plans.
- The Special Use may be operated by more than one operator.

- Signs on the Property shall be limited to (i) signs permitted in all zoning districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, (ii) one wall sign not exceeding 32 square feet in area, and (iii) signs permitted in the R-63 Multifamily Urban Residential District not exceeding 16 square feet in area pursuant to sections 30-507.1(2) and 30- 507.1(3) of the Code of the City of Richmond (2020), as amended. Signs shall not be internally illuminated.
- Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m., daily.
- 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 surrounding land uses are primarily residential.

Neighborhood Participation

Staff notified area residents, property owners, and the Forest Hill Neighborhood Association. Staff has received no letters to date regarding the proposal.

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