

April 18, 2022

City Planning Commission



ORDINANCE 2022 – 100
6 and 20 West 21st Street

SPECIAL USE PERMIT



SITE MAP

The properties are located in the Swansboro neighborhood on West 21st Street, between Hull and Bainbridge Streets. The contiguous properties are currently a combined 15,042 sq. ft. (.35 acre) parcels of land. The application is for a commercial use within the 3,872 sq. ft., 2 story building at 6 West 21st St., and for an event space on the unimproved, adjacent parcel at 20 West 21st St.



EXISTING LAND USES:

- Single Family
- Duplex (2 Family)
- Multi-Family
- Mixed-Use
- Commercial
- Office
- Industrial
- Government
- Institutional
- Public Open Space
- Vacant



Neighborhood Context:



West 21st Street Looking South



West 21st Street Looking North



Neighborhood Context:

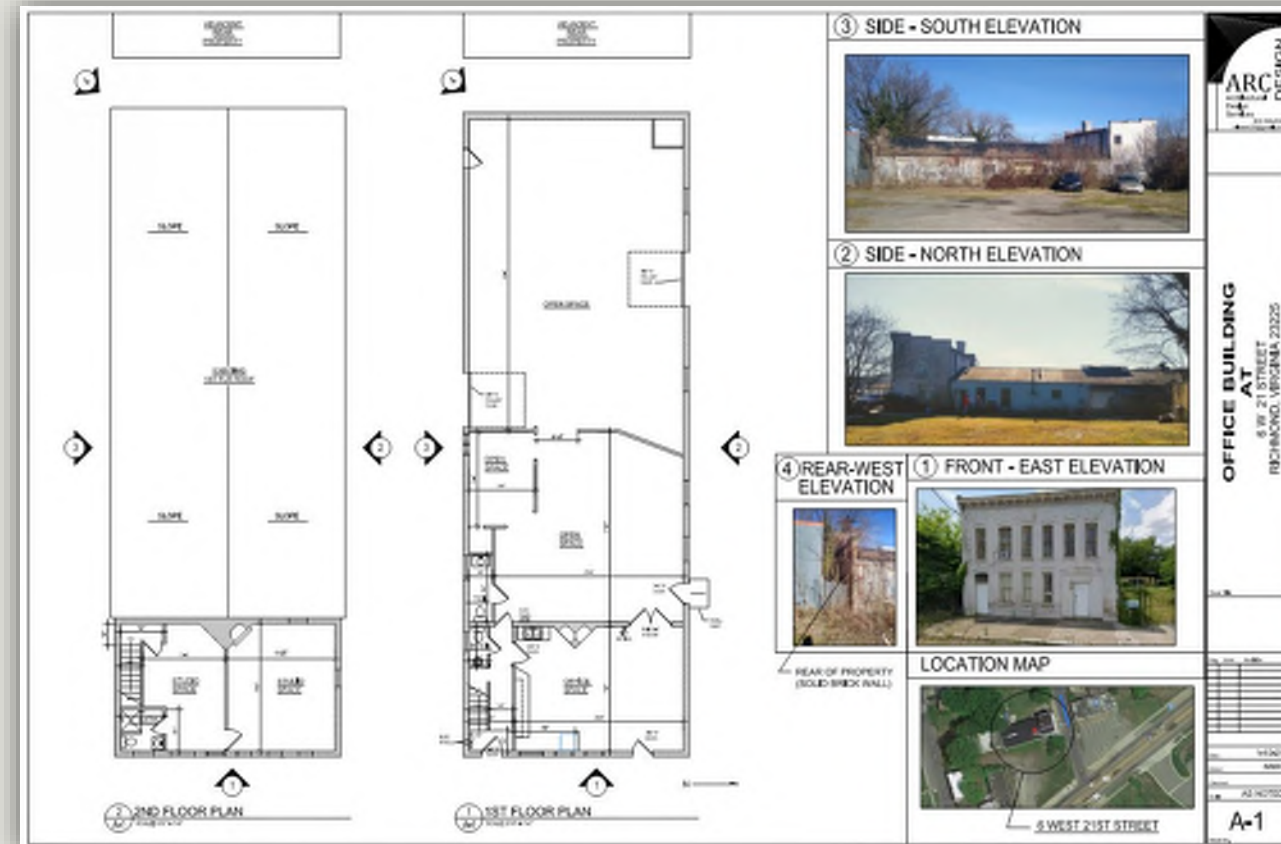
Existing commercial uses on the opposite side of West 21st Street.



PURPOSE & SUMMARY:

To authorize the special use of the properties known as 6 West 21st Street and 20 West 21st Street for the purposes of a community center, office use, and special events, upon certain terms and conditions.

- Proposed use not permitted within R-7 Single- and Two-Family Urban Residential District.



ARC Design



RICHMOND 300 MASTER PLAN DESIGNATION: Community Mixed-Use

Community Mixed Use. “Cluster of medium density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.”

Intensity: Buildings generally ranging from two to six stories.

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

Secondary Uses: Single family houses, institutional, and government. (p. 58)



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Node

Swansboro Neighborhood Node.

Growth Potential: Medium

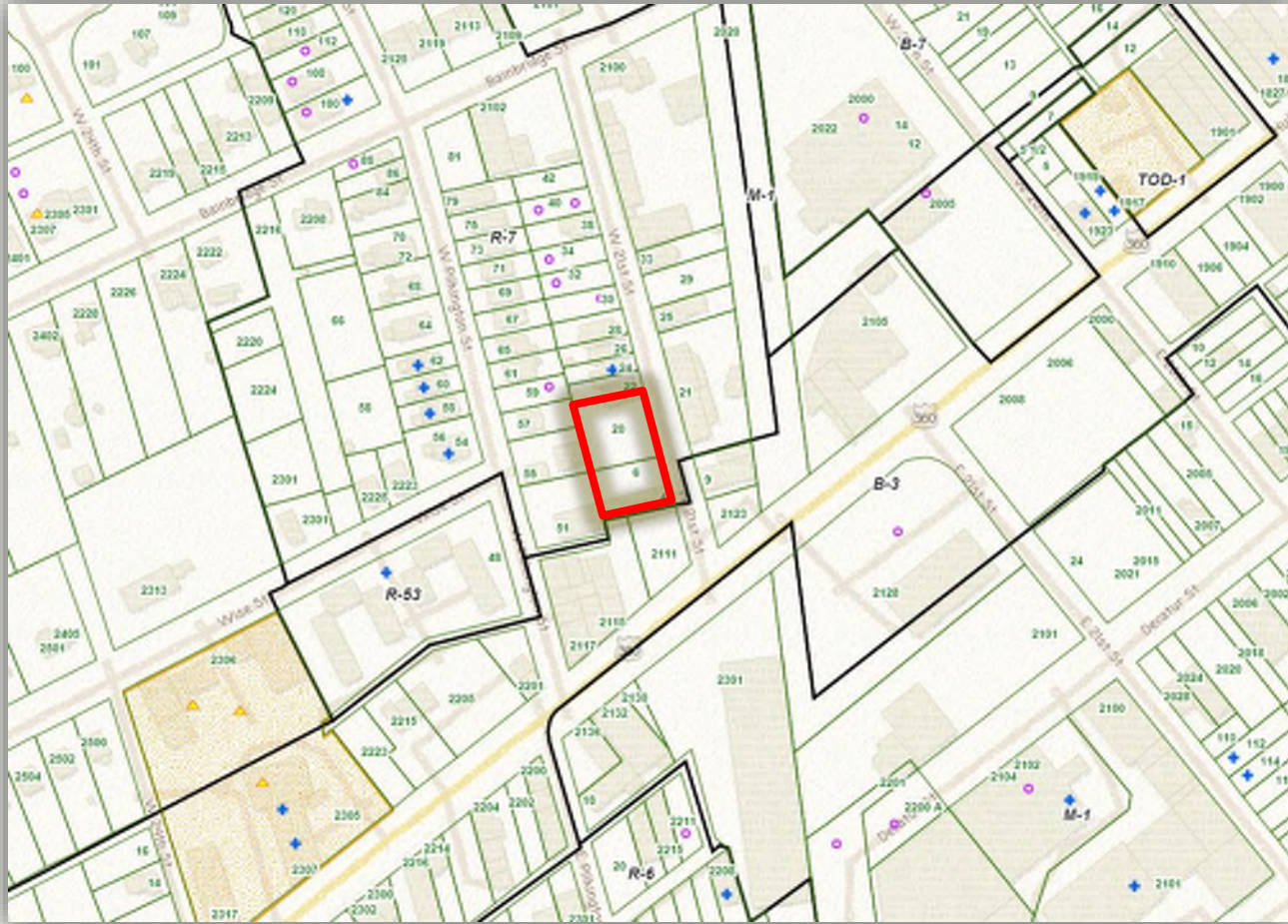
– *Encourage the redevelopment of vacant structures while preserving the historic urban fabric (Goal 1, Goal 3).*



EXISTING ZONING: R-7 Single- and Two-Family Urban Residential District.

Sec. 30-413.2 Permitted principal uses.

Zoning and Use: The subject property is zoned R-7 Single- and Two-Family Urban Residential district, which does not allow office uses as a permitted principal use.



ORDINANCE CONDITIONS:

3(a) The Special Use of the Property shall be as a community center, office use, and special events, substantially as shown on the Plans and, except as provided in subsection (h) of this section, as described in the applicant's report, a copy of which is attached to and made a part of this ordinance. The office use of the Property may include professional and administrative offices, and studios of writers, designers, and artists engaged in the arts.

(b) The Special Use shall not include any social service delivery use, emergency housing use, or any dwelling use.

(c) No off-street parking shall be required for the Special Use.

(d) No fewer than six bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

(e) The operations of the Special Use shall cease by 10:00 p.m. daily.

(f) In addition to signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, signs meeting the requirements of section 30-507.1 of the Code of the City of Richmond (2020), as amended, shall also be permitted on the Property.



ORDINANCE CONDITIONS:

(g) Any outdoor use of the Property relating to the Special Use shall be limited to a maximum of 20 individuals, with the exception of special events, which shall be limited to a maximum of 40 individuals.

(h) The number of employees located in the building on the Property shall comply with the applicable regulations of the Virginia Statewide Building Code.

(i) Special events on the Property shall be limited to a maximum of 15 special events annually.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.



NEIGHBORHOOD PARTICIPATION

Neighborhood Participation

- Letter of support from Swansboro West Civic Association
- Letter of opposition from a nearby resident.



STAFF RECOMMENDATION: APPROVAL with amendments.

Richmond 300

Land Use : Community Mixed Use

Neighborhood Node: Swansboro

Great Streets: Major Mixed-Use Street

Objective 11.2a: workforce development initiatives

On-street parking bicycle parking included mass transit nearby

The architectural drawing set includes:

- 2ND FLOOR PLAN**: Shows a large open space with a central staircase and two smaller rooms at the rear.
- 1ST FLOOR PLAN**: Shows a more complex layout with multiple rooms, a kitchen area, and a bathroom.
- 3 SIDE - SOUTH ELEVATION**: A photograph of the building's south side, showing a brick wall and a flat roof.
- 2 SIDE - NORTH ELEVATION**: A photograph of the building's north side, showing a brick wall and a flat roof.
- 4 REAR-WEST ELEVATION**: A photograph of the building's rear-west side, showing a brick wall and a flat roof.
- 1 FRONT - EAST ELEVATION**: A photograph of the building's front-east side, showing a brick wall and a flat roof.
- LOCATION MAP**: An aerial map showing the building's location on S West 21st Street, with a red circle highlighting the site.

Additional details include a north arrow, a scale bar, and a title block on the right side with the text: "OFFICE BUILDING AT 8 W. 21ST STREET RICHMOND, VIRGINIA 23225" and "ARC DESIGN".



STAFF RECOMMENDATION: APPROVAL with amendments

Therefore, staff recommends approval of the Special Use Permit request, with the following amendments to the ordinance conditions:

- 1) The operations of the Special Use shall cease by **8:00 p.m.** daily.
- 2) The number of employees located in the building on the Property shall **not exceed five employees.**
- 3) Special events taking place on the Property on a Saturday or Sunday shall be limited to a **maximum of 15 special events** annually; The number of special events taking place on the Property on a Monday-Friday shall not be limited.
- 4) Special events on the Property may be unrelated to the community use of the Property.

