



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-112: To close, to public use and travel, unimproved portions of West 23rd Street located south of Semmes Avenue and north of McDonough Street, McDonough Street located east of West 22nd Street, Perry Street located east of West 22nd Street, and two unimproved alleys, one located between West 23rd Street and an existing alley and a second located between Perry Street and Porter Avenue, all such streets and alleys together consisting of 45,430± square feet and, upon certain terms and conditions, and to authorize the Chief Administrator Officer to accept the dedication of a public utility easement consisting of 11,646± square feet and a 3,106± square foot public right-of-way, all for the purpose of facilitating the development of multifamily affordable housing.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2025

PETITIONER

Preston Lloyd, Williams Mullen
Representative of the Property Owner

LOCATION

unimproved portions of West 23rd Street located south of Semmes Avenue and north of McDonough Street

PURPOSE

The applicant is requesting a to vacate unimproved rights-of-way to facilitate development of approximately 266 affordable multi-family residential units, together with accompanying infrastructure and amenities. The Property is characterized by multiple parcels located south of Semmes Avenue in the Swansboro neighborhood of the City. Development will be consistent with the previously granted special use R-63 Multifamily Urban Residential District designation, as approved by City Council via Ordinance No. 2024-180. Pursuant to the Ordinance, the property is authorized to be used for the construction of up to three (3) multifamily buildings containing an aggregate of up to 266 dwelling units. The special use Ordinance also contemplated certain closures and vacations of unimproved public rights-of-way within the Property.

RECOMMENDATION

Staff finds that this request is consistent with the plans provided with the Special Use Permit authorized under ORD. 2024-180, which authorized the construction of up to three multifamily buildings containing an aggregate of up to 266 dwelling units on the subject parcels.

Staff finds the proposed right-of-way closing will not negatively impact the local City transportation network. Other reviewing administrative agencies were contacted regarding this closure and offered no objections to the right-of-way closing.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject properties consist of approximately 6.94 acres and are located in the Swansboro neighborhood. The development includes parcels on McDonough Street, West 22nd Street, and Perry Street; centering around 2201 McDonough Street.

Master Plan

The subject properties are designated Neighborhood Mixed Use and Residential on the Richmond 300 Future Land Use Map, which are described as follows:

Neighborhood Mixed-Use Future Land Use

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.

Residential Future Land Use

Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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 (see Street Typologies Map).

Surrounding Area

The area is generally single family attached and detached, with some additional multifamily uses under development review in the vicinity. Canoe Run Park is located north of the development site, across Semmes Avenue.

Staff Contact:

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