



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-168: To authorize the special use of the property known as 817 N 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

817 N 22nd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings within an R-63 Multifamily Urban Residential District. The lot area for the proposed use is not met. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Neighborhood Mixed Use land uses and is considered a Primary Use.

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.

FINDINGS OF FACT

Site Description

The property is located in the Union Hill neighborhood on North 22nd Street between Venable and Burton Streets. The property is currently a 1,695 sq. ft. (.04 acre) vacant parcel of land.

Proposed Use of the Property

The proposed use is two single-family attached dwellings. The proposed density of the parcel is 2 units upon .04 acres, or 50 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as which is defined 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. 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. (p. 56)

Zoning and Ordinance Conditions

The current zoning for this property is R-63 Multifamily Urban Residential District. The following section of the zoning ordinance is not met:

Sec. 30-419.5. - Lot area and width.

(2) Single-family attached dwellings. Single-family attached dwellings shall be located on lots of not less than 2,200 square feet in area.

The application plans propose a lot area of 1,766 square feet

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

- The Special Use of the Property shall be two single-family attached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed the height as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be 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.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to two residential lots, and one private easement, 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.

- 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.
- The Owner shall make improvements within the right-of-way, including the installation of concrete sidewalk along North 22nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

All adjacent and nearby properties are located within the same R-63 zone. The area is primarily single family residential, with some two-family residential, small multi-family, commercial and institutional uses present in the vicinity.

Neighborhood Participation

Staff notified area residents and the Union Hill Central Civic Association of the proposed Special Use Permit. To this date, staff has not received any letters of support, nor opposition, for this application.

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