



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-342: To authorize the special use of the property known as 220 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 4, 2023

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

220 North 20th Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize residential uses within an M-1 Light Industrial District, specifically to allow for up to five single-family attached dwellings. This use is not permitted within the M-1 District. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposed density aligns with the Master Plan recommendations for Destination Mixed-Use land uses and is similar or lower in density to many of the existing properties in the neighborhood which are generally multi-family and mixed-use buildings.

Staff also finds that the proposed development is located on a vacant lot that is within one of the City's designated Priority Growth Nodes, in which the City is encouraging the most significant population growth.

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 located in the Shockoe Bottom neighborhood on North 20th between East Broad and East Grace Streets. The property is currently a 13,939 square foot (.07 acre) parcel of land.

Proposed Use of the Property

Five Single-Family Attached dwellings. The proposed density of the parcel is 5 units upon .07 acres, or 71 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is 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." (p. 64)

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.

Priority Growth Node:

The property is located within the Downtown-Shockoe Priority Growth Node where the City is encouraging where the most significant growth in population and development over the next 20 years. (p. 24)

Zoning and Ordinance Conditions

The current zoning for this property is M-1 Light Industrial District. The proposed single-family attached dwellings are not a permitted use within the M-1 District.

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

- The Special Use of the Property shall be as up to five single-family attached dwellings, substantially as shown on the Plans.
- No off-street parking shall be required for the Special Use.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way
- 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

Affordability

Median Family Income Richmond region = \$109,400 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$32,820 per year

= \$2,735 per month

Est. price provided by Applicant: \$400,000

Est. monthly payment = \$2,128** = 77% of Median Family Income Richmond Region

**(U.S. Department of Housing and Urban Development, 2023)*

*** (Virginia Housing, assuming 7% interest, 20% down payment, 30-year term)*

Surrounding Area

Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East, respectively. The area is generally multi-family residential, with some single family residential and small, neighborhood commercial uses present in the vicinity.

Neighborhood Participation

Staff notified the Shockoe Partnership of the proposed Special Use Permit. To this date, staff has not received a letter of support or opposition for this application from the Civic Association or any nearby residents.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734