



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-216 To authorize the special use of the properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street, 120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East 6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, for the purpose of up to 40 single-family attached dwellings, upon certain terms and conditions. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2025

PETITIONER

Markham Planning

LOCATION

600 Block of Decatur Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of up to 40 single-family attached dwellings. Single-family dwellings are permitted in the B-4 Central Business District only if the development also includes a community building. This proposal calls for the waiver of the community building requirement.

RECOMMENDATION

Staff finds that this request is consistent with the Richmond 300 Master Plan land use recommendation of Destination Mixed-Use, which encourages higher density development of housing in addition to retail, entertainment, and open space.

Staff finds the request is in-line with the Richmond 300 Master Plan's goal to increase the housing market within the city utilizing vacant parcels.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 properties collectively identified as 600 Decatur Street is bounded by East 7th Street to the southwest and East 6th Street to the northeast, and an alley along the southeast property lines. The subject area consists of 40 parcels as well as interior access alleyways.

Proposed Use of the Property

Single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Destination Mixed-Use which is defined 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.

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.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

Zoning and Use: The subject property is in the B-4 (Central Business) zoning district. Without the inclusion of the community building the property would not meet the definition of a development site. The usable open space ratio requirement for each individual lot would not be met and will require a Special Use Permit to be adopted by City Council.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to forty single-family attached dwellings, 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.

Surrounding Area

The current zoning for this property is B-4 Central Business District. Adjacent properties are in the B-6 Mixed-Use District and the B-7 Mixed Use District. The area is generally single-family detached residential. The resulting density of the proposal is six units upon .1395 acres or 43 units per acre.

Neighborhood Participation

Staff notified the Manchester Alliance, area residents and property owners. Staff has received no letters to date regarding the proposal.

Staff Contact: David Watson, Senior Planner, Land Use Administration, 804-646-1036