



Staff Report
City of Richmond, Virginia



Urban Design Committee

UDC 2024-08	Plan of Development Recommendation for Front Yard Setback – 300 West 7th Street Meeting Date: 10/16/2025
Applicant/Petitioner	Sam Castonguay, PE - TIMMONS GROUP Representative of the Property Owner
Project Description	Setback Recommendation, W. 7th Street Facade - Proposed Apartment Building
Project Location	
Address: 300 West 7 th Street	
Property Owner: Perry Street Investors Llc	
High-Level Details: City Code requires that a Plan of Development/Site Plan Application receive review by the UDC when a setback depth is greater than permitted by the zoning code. The proposed building is setback roughly 4 feet greater than allowed along the West 7 th Street facade. The UDC makes a recommendation for the consideration by the Director of Planning and Development Review in approving the Plan of Development.	
Staff Recommendation	Approval, with Conditions
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov
Public Outreach/ Previous Reviews	NA
Conditions for Approval	Staff recommends the Applicant show on plans full landscaping within the subject setback.

Findings of Fact

Site Description	The Plan of Development application is to construct an apartment building.
Scope of Review	DIVISION 22. - B-7 MIXED- USE BUSINESS DISTRICT Sec. 30-446.4. - Yards. (1)Front yard. a. No front yard shall be required. In no case shall a front yard with a depth greater than ten feet be permitted, provided further that not more than ten percent of the building wall of the street level story along the street shall be set back more than ten feet, except as may be authorized pursuant to subsections (1)b and (1)c of this section. b. A front yard with a depth greater than permitted by application of the provisions of subsection (1)a of this section may be provided when such front yard is improved for purposes of a pedestrian plaza or outdoor dining area as permitted by Section 30-446.2 and is approved subject to a site plan as set forth in Article X of this chapter. Except where the property is within an old and historic district, the City Urban Design Committee shall review the application and plans and submit a recommendation to the Director of Planning and Development Review prior to approval of such site plan by the Director.
Prior Approvals	NA
Project Description	Applicant Narrative: "New construction of a six story wood-framed multi-family apartment building on a concrete podium. Below the podium is a parking garage. The project also includes 21 dwelling units along W 7th Street that fall under VRC, but are multi-family use per Zoning. Behind the 21 dwelling units, there is a private alley. W 7th Street features a narrow planting strip with a 6' wide sidewalk that widens at the corner of Perry Street; Perry Street features a minimum 9' wide sidewalk with planting strip; Commerce features a minimum 6' wide sidewalk with planting strip and foundation plantings and connects to McDonough; McDonough features a 8' wide minimum sidewalk with planting strip. Curb bumpouts are provided where possible. The units facing W 7th Street are triggering the UDC application because they are greater than 10' from the property line. They were pushed back to the location shown to avoid overhead utility lines and to provide an enhanced streetscape (the ROW line is only +/-7' behind the existing back of curb)." The review of the UDC is to the setback, only. The setback in question is along west 7th Street. The proposal is to set back the building roughly 4 ft from the property line along West 7th Street and have that space act as a buffer between the public sidewalk and private entrance to residential units. The space will be slightly terraced to facilitate grade change and walk-up condition of units higher than surrounding public sidewalk. Staff finds the proposal for setback is minimal and will be of quality design and aesthetic view from the public ROW. Staff recommends approval with one condition. 1. Staff recommends the Applicant show on plans full landscaping within the subject setback.

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
Future Land Use: Downtown Mixed-Use	Central business district of the Richmond region features high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.	Staff finds the proposal for setback is minimal and will be of quality design and aesthetic view from the public ROW.

Urban Design Guidelines		
<i>P.17 Community Character: Streetscapes</i>	<i>streetscapes are designed to reflect the character of the neighborhood and to offer a safe, comfortable environment for pedestrians.</i>	Staff finds the proposal for setback is minimal and will be of quality design and aesthetic view from the public ROW.