



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2020-122:** To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 350 dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 1, 2020

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#### **PETITIONER**

Lory Markham – Markham Planning

#### **LOCATION**

301 West 6th Street

#### **PURPOSE**

To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 350 dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested a special use permit to allow a multi-family dwelling that would not meet zoning requirements pertaining to side and rear yards, building dimensions and space between buildings.

Staff further finds that the proposed development will help to fulfill the City's Downtown Plan goals for this area of the City which intends to be a significant redevelopment location for multi-family infill in close proximity to the riverfront, providing continued economic benefit to the Hull Street corridor in general, and the Manchester community specifically. Furthermore, the proposed development would meet the intent of the underlying RF-2 Riverfront District.

Staff finds that the proposed development will not pose an undue burden on the availability of on-street parking in the area due to the inclusion of 29 on-street parking spaces and 366 structured off-street parking spaces within the building.

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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of an unimproved parcel known as 301 West 6th Street (97,705 SF; 2.24 acres) and an adjacent portion of property known as 405 West 6th Street, owned by Norfolk Southern Railway Company and intended to be conveyed to the applicant, consisting of approximately 23,500 SF. The properties are located in the City's Old Town Manchester neighborhood of the Old South Planning District, at the northwest corner of West 6th Street and Perry Street.

### **Proposed Use of the Property**

The project consists of a multi-family dwelling containing 348 units, served by 366 structured parking spaces and 29 parking spaces along a private street. The project also calls for ground floor resident amenities and a sky bridge with shared gathering spaces for the tenants on the tenth floor.

### **Master Plan**

The City of Richmond's Downtown Master Plan designates a future land use category for the subject properties as Downtown - Urban Center Area (DT-UCA). The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

The Plan states "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street.' (p. 4.33)" The future land use map for Manchester recommends significant development of the subject property (p. 4.32).

### **Zoning and Ordinance Conditions**

The Zoning Office reviewed the application and provided the following analysis:

*The current zoning for the subject property is RF-2, Riverfront District. The intent of the RF-2 Riverfront District is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces and will encourage public and private use of and access to the riverfront. The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment. Finally, the district regulations are intended to promote a concentration of uses that result in a high degree of pedestrian attraction and activity along the riverfront, while protecting the area at the shore of the river from building development.*

*Multi-family dwellings are permitted by-right, provided that a plan of development is required for the construction of any new building containing more than ten units. (A plan of development would be required if not seeking an SUP) Sec. 30-447.11 (17)*

**YARDS:**

Side/Rear: If abutting property other than the James River or other public open space the following is required:

- i. A side or rear yard of at least 25' is required (not met along northern property line- Sec. 30-447.12(2)a
- ii. No building shall penetrate an inclined plane originating at such lot line and extending over the lot at an inclination of one foot horizontal for each three feet vertical. Not met Sec. 30-447.12(2)b

**BUILDING DIMENSIONS AND SPACE BETWEEN BUILDINGS:**

- i. Ground level: No building or combination of multiple buildings on the same lot or on multiple lots within the same development site, shall exceed a total dimension of 300 feet along a lot line, street, public space or riverfront without an intervening uncovered open space or street of not less than 50 feet in width along such lot line, street, public space or riverfront. Uncovered open space may contain gazebos and similar structures intended to accommodate or provide amenities for pedestrians. Exceeded for street frontage (Sec. 30-447.14 (a))
- ii. Over four stories in building height: No building or combination of multiple buildings on the same lot or on multiple lots within the same development site, shall exceed a total dimension of 300 feet along a lot line, street, public space or riverfront without an intervening uncovered open space or street of not less than 100 feet in width along such lot line, public space or riverfront. On corner lots, measured from principal street frontages. Exceeded for street frontage. (Sec. 30-447.14 (b))

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

3(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 350 dwelling units and amenity spaces, substantially as shown on the Plans, and may contain other uses permitted in the underlying zoning district. The improvements shown on the Plans located off of the Property and contained within a portion of the property known as 405 West 6th Street and identified as Tax Parcel No. S000-0023/001 in the 2020 records of the City Assessor shall be made substantially as shown on the Plans. No certificate of occupancy for the Property shall be issued until (i) the Owner acquires that portion of the property known as 405 West 6th Street and identified as Tax Parcel No. S000-0023/001 in the 2020 records of the City Assessor as shown on the Plans and (ii) the improvements contained within such portion of the property known as 405 West 6th Street and identified as Tax Parcel No. S000-0023/001 in the 2020 records of the City Assessor as shown on the Plans are completed.

(b) Up to 366 interior parking spaces and 29 exterior parking spaces shall be provided, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

(d) All building elevations, materials, and site improvements, including landscaping, shall be substantially as shown on the Plans. Alternative design, materials, and colors may be used, subject to the approval of the Director of Planning and Development Review in accordance with applicable law, prior to the issuance of a building permit.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Storage for no fewer than 55 resident bicycles and ten visitor bicycles shall be provided on the Property.

(g) Signs pertaining to the Special Use shall be in accordance with the sign regulations applicable to the underlying zoning district.

4(c) 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.

(e) The Owner shall make improvements within the public right-of-way, including a handicapped accessible ramp at the corner of Perry Street and West 6th Street, which improvements may be completed in one or more phases approved by the Director of Public Works.

### **Surrounding Area**

Property to the east is zoned RF-2, property to the south and west is zoned B-7 Mixed-Use Business. A mix of commercial, industrial, office, and multi-family land uses are present in the vicinity.

### **Affordability**

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.\*

The applicant has informed the City that the proposed units will be market rate.

### **Neighborhood Participation**

Staff notified area residents, property owners, and the Manchester Alliance of the proposal. Staff has received a letter of support from the Manchester Alliance civic association for this application.

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