



## CITY OF RICHMOND

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

**Ord. No. 2025-114:** To authorize the special use of the property known as 1000 North 21<sup>st</sup> Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 3, 2025

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#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

1000 N 21<sup>st</sup> St

#### **SUMMARY**

The applicant is requesting to divide the property to construct four new abutting two-family detached dwellings. The property does not currently meet lot area, width, and yard requirements; therefore, a Special Use Permit is required.

#### **RECOMMENDATION**

Staff finds that the construction of two-family detached dwellings appropriate for the future land use designation of Neighborhood Mixed-Use, 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." Duplexes are listed as an appropriate primary use in this land use designation.

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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Fairmount neighborhood, on the corner of North 21<sup>st</sup> Street and P street. The Property is 6,943 square feet (0.159 acre).

## **Proposed Use of the Property**

Four two-family detached dwellings.

### **Master Plan**

The Richmond 300 Master Plan designates the subject property for Neighborhood Mixed-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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

### **Zoning and Ordinance Conditions**

Zoning Administration provided the following comments:

*The proposal is to create four lots with four new abutting two-family detached dwellings, configured as two attached pairs. The lot area requirement is not met. The proposal states these are two-family detached dwelling but appear as attached. If they are not attached, the side yard setback requirement is also not met, therefore an SUP is required.*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to four two-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- There shall be no less than two off-street parking spaces, substantially 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.

**Surrounding Area**

The Property and properties to the south and east are zoned R-63 Multifamily Urban Residential. The north of the Property is R-6 Single-Family Attached and the west is R-53 Multifamily Residential.

**Neighborhood Participation**

New Visions Civic League of East End was notified of the application. Notices were mailed to surrounding property owners and a sign was placed on the properties. Staff received an email from the civic association with concerns of the lot size and proposed use.

**Staff Contact:**

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