

City Planning Commission

November 7, 2022

ORDINANCE 2022 – 266
4000 Government Road

SPECIAL USE PERMIT



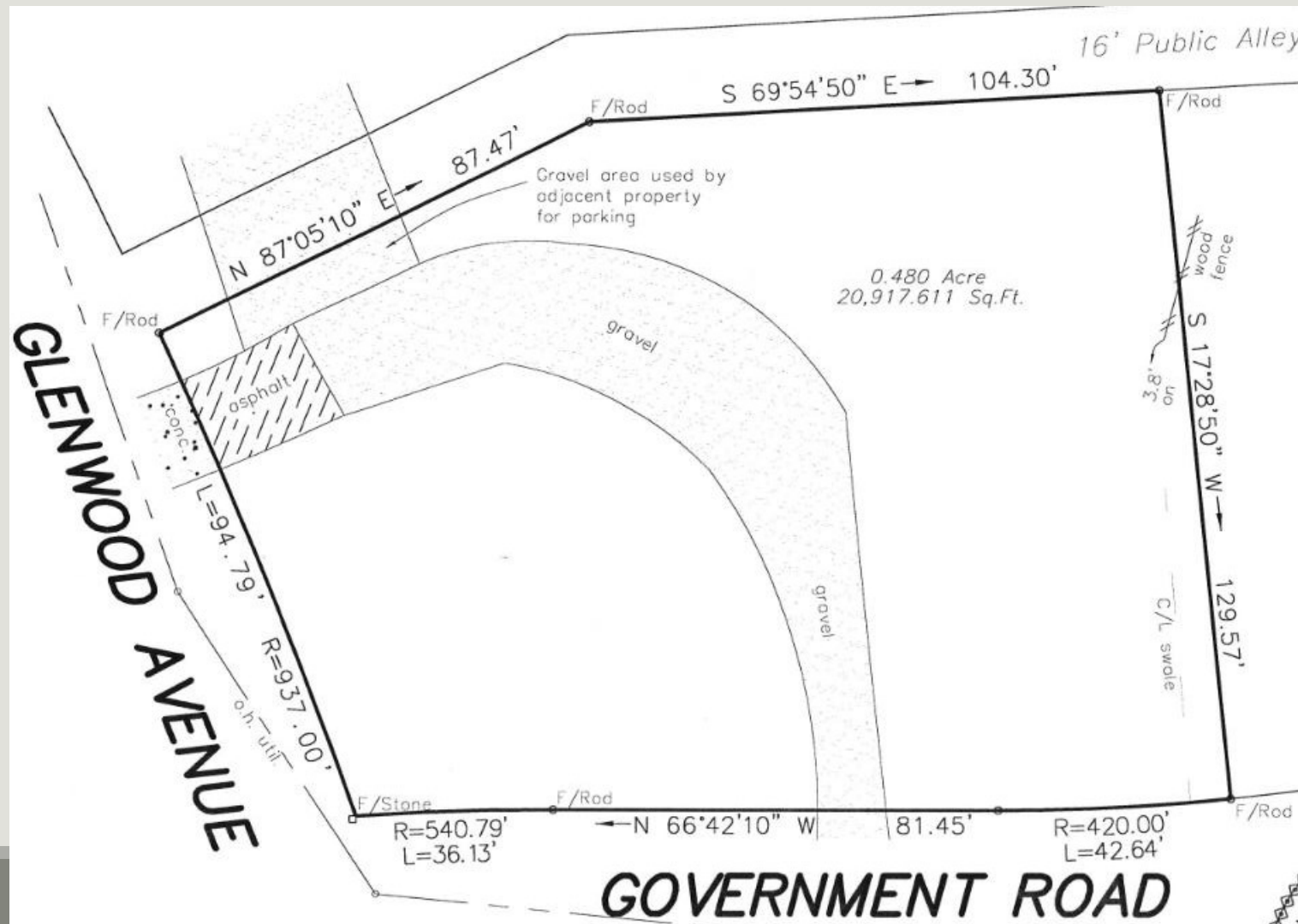
Purpose

Authorize a mixed-use building.



SUMMARY:

The Mixed-use structure is a permitted use. The request will waive the front yard setback along Glenwood avenue.



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use.

The proposed mixed-use development conforms with this recommendation.



EXISTING ZONING:

The subject property is located in the B-3 General Business District zoning district.

The proposed 31 unit mixed use mixed use development is a permitted use.



ORDINANCE CONDITIONS:

- (a) The Special Use of the Property shall be as a mixed-use building containing (i) up to 31 dwelling units and (ii) commercial uses on the ground floor, substantially as shown on the Plans
- (b) No fewer than 31 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (c) No fewer than 12 bicycle parking spaces shall be provided on the Property
- (d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans
- (e) All building materials, elevations, and site improvement, including landscaping, shall be substantially as shown on the Plans
- (f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way



AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICIPATION

The median household income for the Richmond region is currently \$68,529 per year.

The affordability threshold is 30% of household income towards housing costs, or no more than \$1,713 per month.

The proposed units are projected to be affordable for those earning A.M.I.



Neighborhood Participation:

The Church Hill Central Civic Association and area residents and property owners were notified.

An adjacent property owner has voiced opposition.

The Church Hill Central Civic Association conditioned support provided additional conditions are met.



Staff Findings:

The proposal is consistent with recommendations in the Richmond 300 master plan.

No increase in allowed density.

No undue burden on parking availability.

City Charter safeguards are met.



Staff Recommendation:

APPROVAL



