



CITY OF RICHMOND

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

Ord. No. 2023-200: To authorize the special use of the property known as 1330 North 25th Street for the purpose of an automated teller machine, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17th, 2023

PETITIONER

William Gillette, Baker Development Resources

LOCATION

1330 North 25th Street

PURPOSE

To authorize the special use of the property known as 1330 North 25th Street for the purpose of an automated teller machine, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize an automated teller machine within the B-5 Central Business District. The automated teller machine is not a permitted use in the B-5 Central Business District. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the Community Mixed-Use land designation where retail, office, and personal services are considered a primary use.

Staff further finds that the property is located within the 25th and Nine Mile Neighborhood Node, as defined in the Master Plan. The Master Plan calls for commercial uses along 25th Street. This proposed use is consistent with that designation.

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.

FINDINGS OF FACT

Site Description

The property is located in the Fairmount neighborhood between T Street and Fairmount Avenue/Route 33. The property is currently a 85,490 square foot (1.9 acre) parcel of land improved with a mixed-use building

Proposed Use of the Property

A mixed-use building with an automated teller machine.

Master Plan

The City's Richmond 300 Master Plan designated a future land use for the subject property as Community Mixed-Use, which is defined as a "Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions" (Richmond 300, p. 58).

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. 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.

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 streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Community Mixed-Use Diagram The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed, and buildings must address the street.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the buildto line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning and Ordinance Conditions

The current zoning for this property is B-5 Central Business District. The following conditions of the proposed development do not comply with the current zoning regulations:

PERMITTED USES

Sec. 30-442.1 – Permitted principal and accessory uses

An automated teller machine is not a permitted principal or accessory use in the B-5 zoning district.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as an automated teller machine, substantially as shown on the Plans.

- Signs for the Special Use shall be substantially as shown on the Plans.

Surrounding Area

The surrounding land uses are primarily residential and commercial.

Neighborhood Participation

Staff notified area residents, property owners, and the Fairmount Neighborhood Association. Staff has received no letters to date regarding the proposal.

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