

INTRODUCED: January 13, 2020

AN ORDINANCE No. 2020-016

To authorize the special use of the property known as 1121 North 20<sup>th</sup> Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 10 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 1121 North 20<sup>th</sup> Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to five single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4(2)(b), concerning lot area, 30-412.5(1)(a), concerning front yards, and 30-710.1(a), concerning the number of parking spaces, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    FEB 10 2020    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1121 North 20<sup>th</sup> Street and identified as Tax Parcel No. E000-0514/026 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 1121 North 20<sup>th</sup> Street, in the City of Richmond, Virginia,,” prepared by McKnight & Associates, P.C., and dated April 1, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to five single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Five New 2-story Single-Family Attached Residences in Richmond’s Fairmount Neighborhood, 1121 N. 20<sup>th</sup> St. Subdivision,” prepared by Chris Wolf Architecture, PLLC, and dated December 18, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to five single-family attached dwellings, substantially as shown on the Plans.

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

(c) No fewer than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

(e) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, up to five lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalks along North 20<sup>th</sup> Street and R Street, and a new street tree along North 20<sup>th</sup> Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

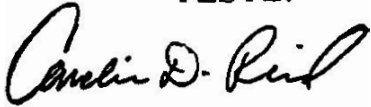
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**  
**TESTE:**  
  
**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request File Number: PRE.2019.545

RECEIVED

JAN 07 2020

O & R REQUEST

4-9527

DEC 18 2019

O & R Request

Office of the  
Chief Administrative Officer

DATE: December 11, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

11/6/2020

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 1121 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

SE  
WOL

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1121 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct five single-family attached dwellings with off-street parking. The property is currently located in the R-6 Single-Family Attached Residential District which permits the proposed use. However, the application does not satisfy all of the zoning requirements pertaining to R-6 property, including lot area, front yard, and off-street parking requirements. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 3, 2020 meeting.

**BACKGROUND:** The subject property consists of a 7,625 SF or 0.175 acre parcel of land located in the Fairmount neighborhood in the East Planning District, at the corner of R and North 20th Streets. The property is improved with a vacant outbuilding.



The City of Richmond's current Master Plan designates a land use category for the subject property as Single-Family Medium Density. "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7" (City of Richmond Master Plan). The density of the proposed development would be approximately 29 units per acre.

The property is a part of a larger R-6 District, with R-53 Multi-Family Residential and R-63 Multi-Family Residential Districts in close proximity to the west and south respectively. A mix of single-, two-, and multi-family residential, commercial, institutional, and vacant land uses are present in the area.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 13, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** February 10, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 3, 2020

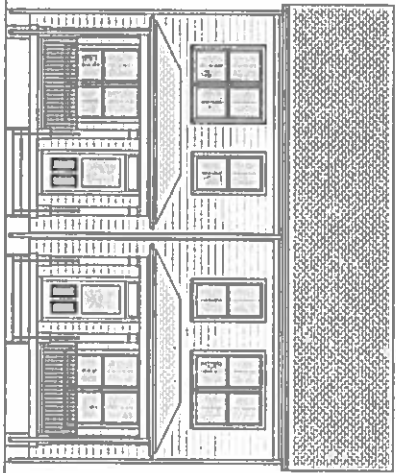
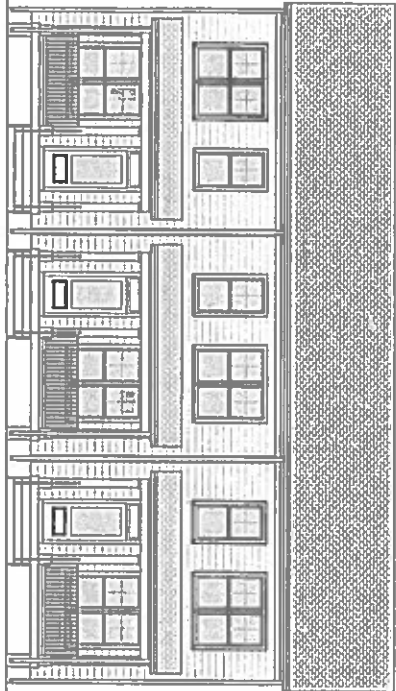
**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map,  
Parking Study

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 804-646-5734



FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

# 1121 N. 20TH ST. SUBDIVISION

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

## DRAWING INDEX

### ORDINANCES

NO. SHEET TITLE

CS COVER SHEET

CE 1 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

CE 2 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

CE 3 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

CE 4 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

CE 5 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

CE 6 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

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CE 26 ARCHITECTURAL SITE PLAN & CONCRETE ELEVATIONS

### PROJECT CONTACTS

ARCHITECT  
C/O CENTER CREEK HOMES  
100 S.W. 11TH  
FORT LAUDERDALE, FL 33304  
954.582.7121  
KIMMS WOLF ARCHITECTURE PLLC  
800.555.7544

FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

## 1121 N. 20TH ST. SUBDIVISION

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

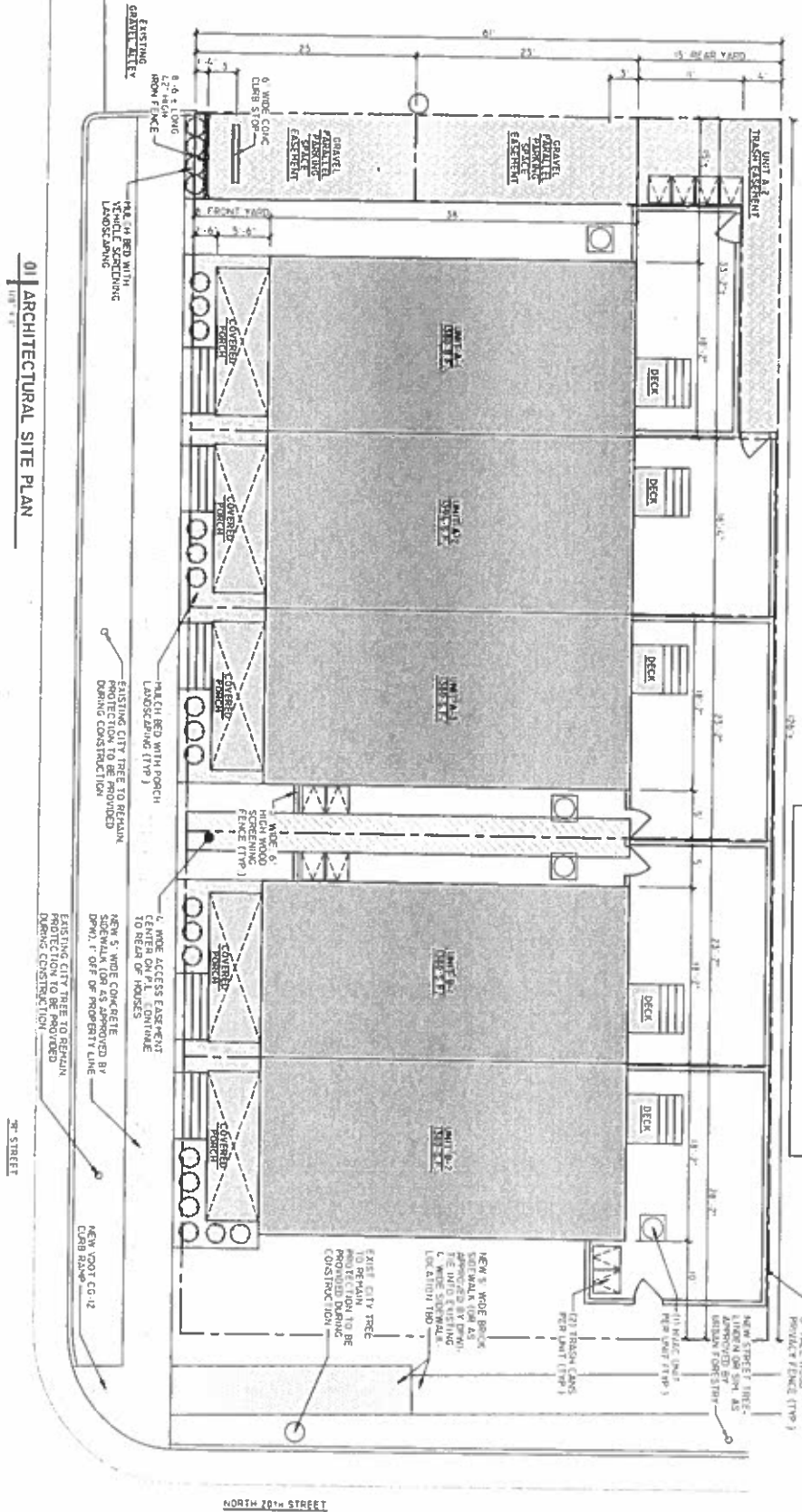


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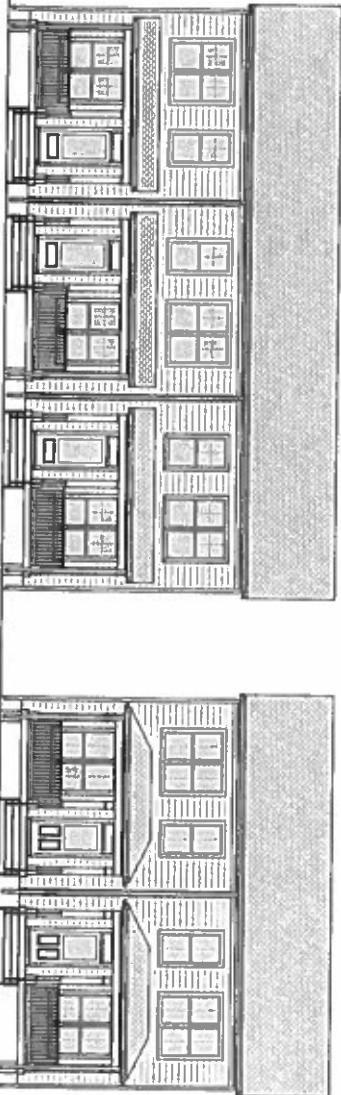
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10 06 2019

COVER SHEET

CS



01 | ARCHITECTURAL SITE PLAN



02 | CONTEXT ELEVATION

**PROJECT CONTACTS**  
 DEBRA OBER  
 CC RICHMOND LP  
 C/O DEBRA OBER  
 800.362.7127  
 ARCHITECT  
 CHRIS VOLZ ARCHITECTURE, PLLC  
 800.362.7127

FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD  
**1121 N. 20TH ST. SUBDIVISION**  
 1121 NORTH 20TH STREET  
 RICHMOND, VIRGINIA 23223

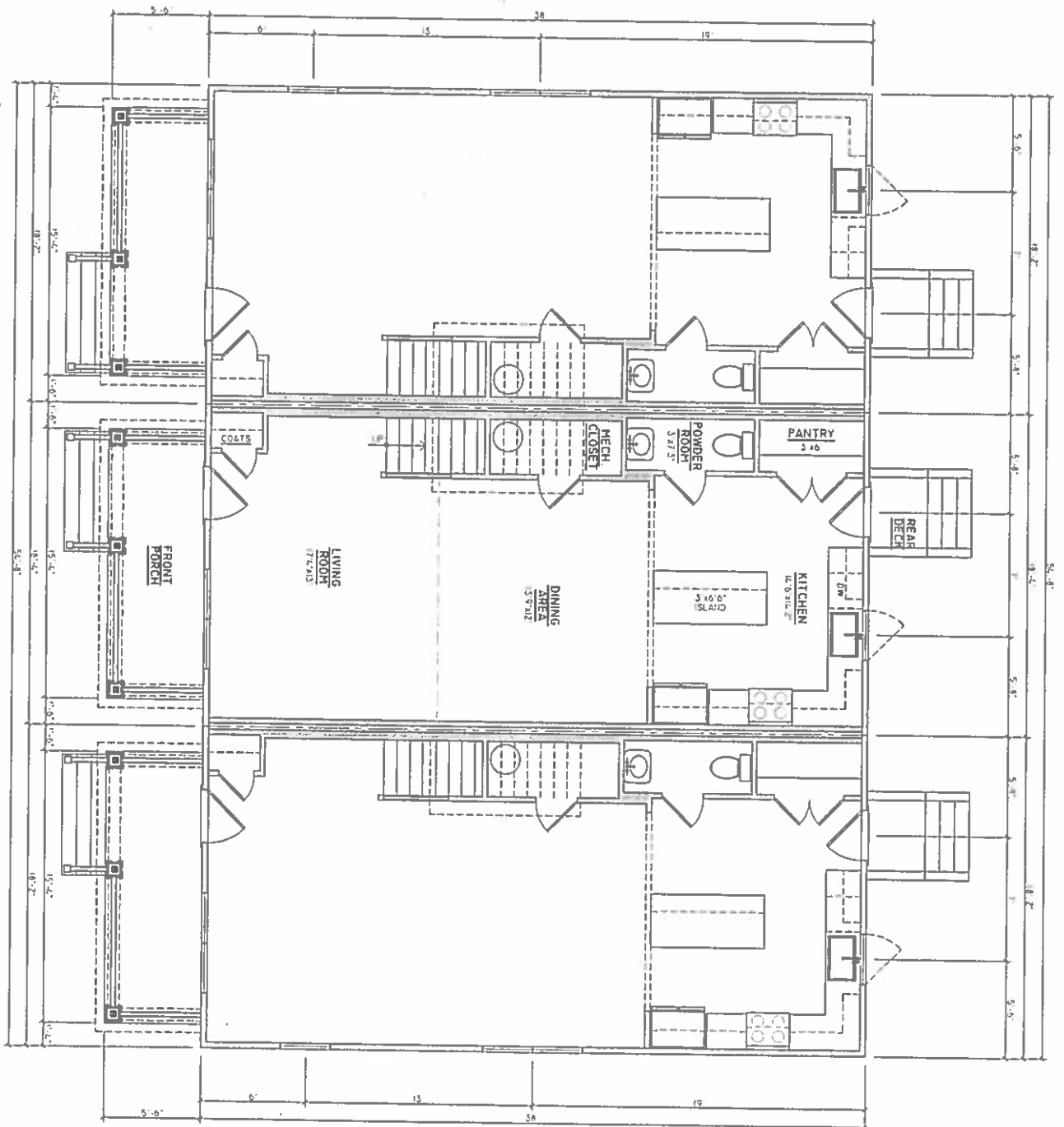
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3 u.p. - REVISION 02

DATE/WORK  
 10/16/2019

ARCHITECTURAL SITE  
 PLAN & CONTEXT ELEV

**CI.I**



01 FIRST FLOOR PLANS - BUILDING A

UNIT A-1

UNIT A-2

UNIT A-3

FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1121 N. 20TH ST. SUBDIVISION

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

PROJECT CONTACTS

DEVELOPER  
C/O RICHMOND II, LP  
1121 N. 20TH STREET  
RICHMOND, VA 23223  
804.352.7127  
ARCHITECT  
CHRIS WOLF ARCHITECTURAL PLLC  
804.352.1550

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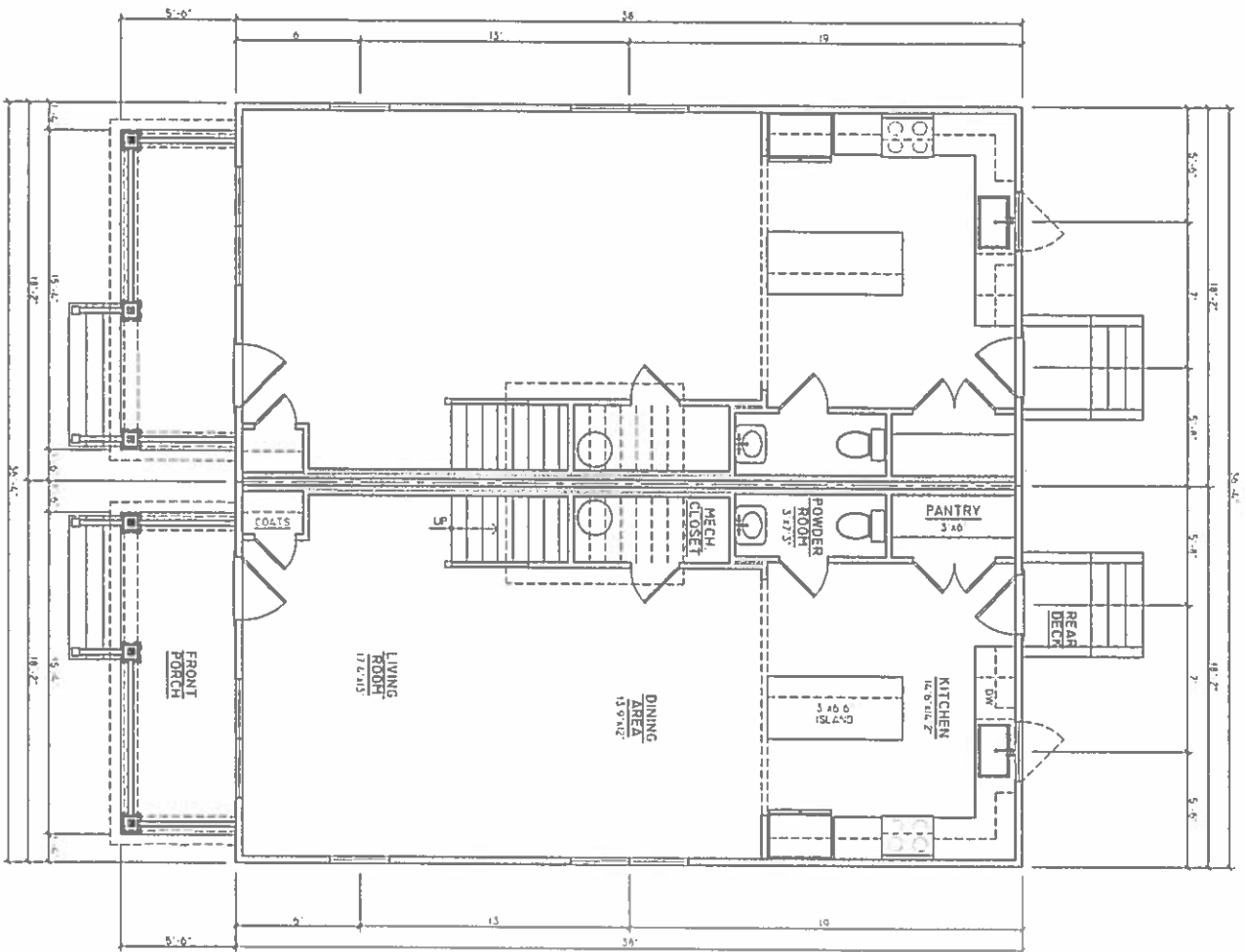
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10/06/2019

BUILDING A  
FIRST FLOOR PLANS

A1.1

## A1.2



01 FIRST FLOOR PLANS - BUILDING B

**BUILDING B**  
FIRST FLOOR PLANS  
**A1.3**

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S U P - REVISION 01

DATE/PLACED  
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CONSTRUCTION

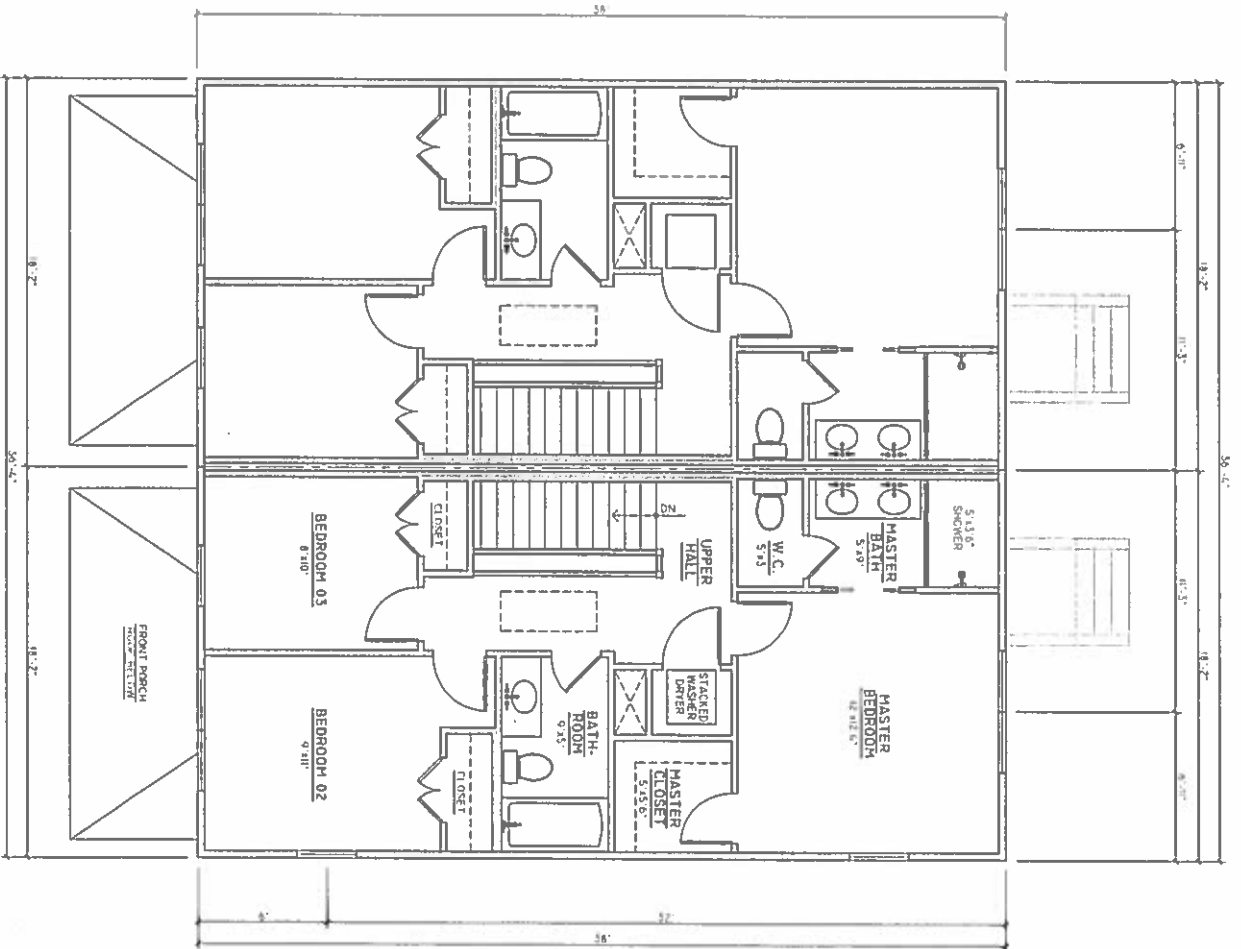
FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

**1121 N. 20TH ST. SUBDIVISION**

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

**PROJECT CONTACTS**

DEVELOPER  
CENTRA GREEN HOMES  
1121 N. 20TH STREET  
RICHMOND, VA 23223  
ARCHITECT  
CHENIS WOLF ARCHITECTURE PLLC  
1121 N. 20TH STREET  
RICHMOND, VA 23223



01 SECOND FLOOR PLANS - BUILDING B

PROJECT CONTACTS

DEVELOPER  
CC RICHMOND II LP  
C/O CENTER GREEN HOMES  
801-362-7122  
ARCHITECT  
CHRS MOSE  
CHRS MOSE ARCHITECTURE PLLC  
801-362-7022

FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1121 N. 20TH ST. SUBDIVISION

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23225

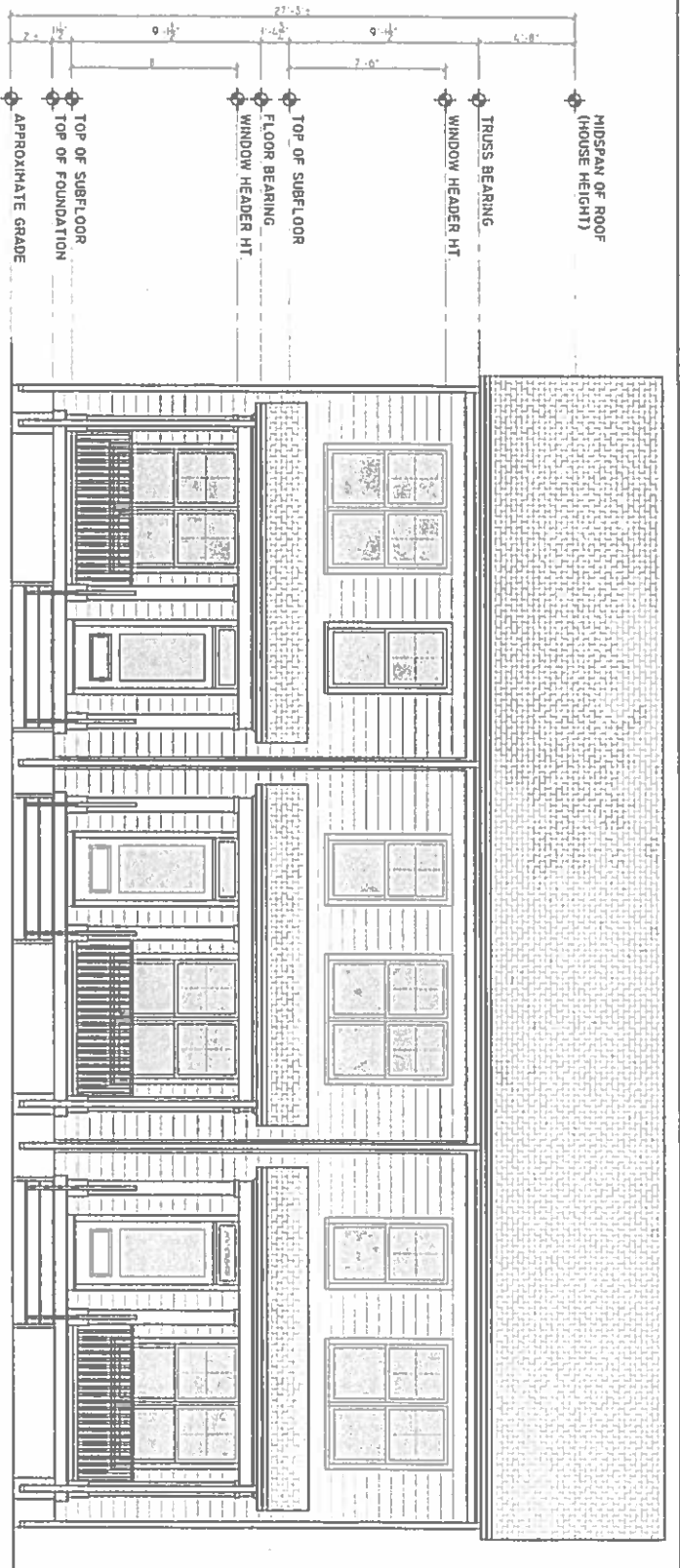
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DATETIME:  
10.06.2019

BUILDING B  
SECOND FLOOR PLANS

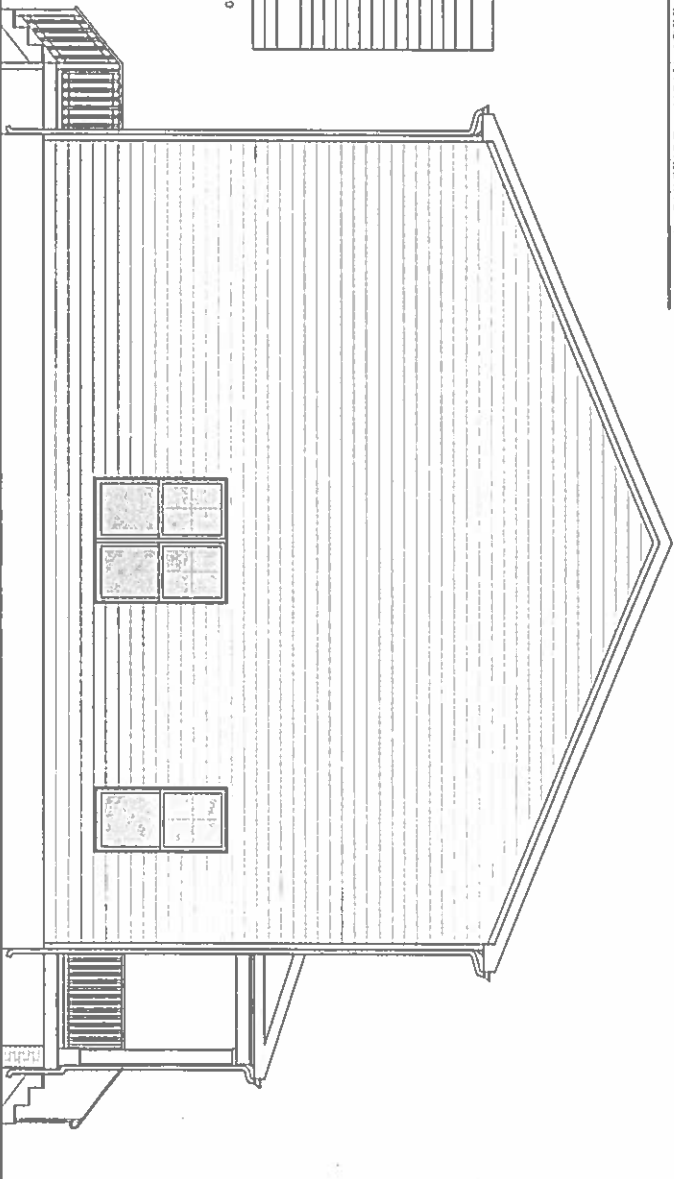
A1.4



01 FRONT ELEVATION - BUILDING A

EXTERIOR FINISH SCHEDULE	
NO.	COMPONENT/MATERIAL
01	PAINTED FOUNDATION
02	PAINTED FOUNDATION
03	PAINTED FOUNDATION
04	PAINTED FOUNDATION
05	PAINTED FOUNDATION
06	PAINTED FOUNDATION
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100	PAINTED FOUNDATION

EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL. A. ROSS ALL EXTERIOR ELEVATIONS U.N.O.  
 2. GRABLES SHOWN APPROXIMATE V.P.



02 LEFT SIDE ELEVATION - BUILDING A

**PROJECT CONTACTS**  
 DEVELOPER  
 CC RICHMOND II, LP  
 C/O CENTER GREEN HOMES  
 800.962.7727  
 ARCHITECT  
 CHENS MOF ARCHITECTURE, PLLC  
 800.516.1655

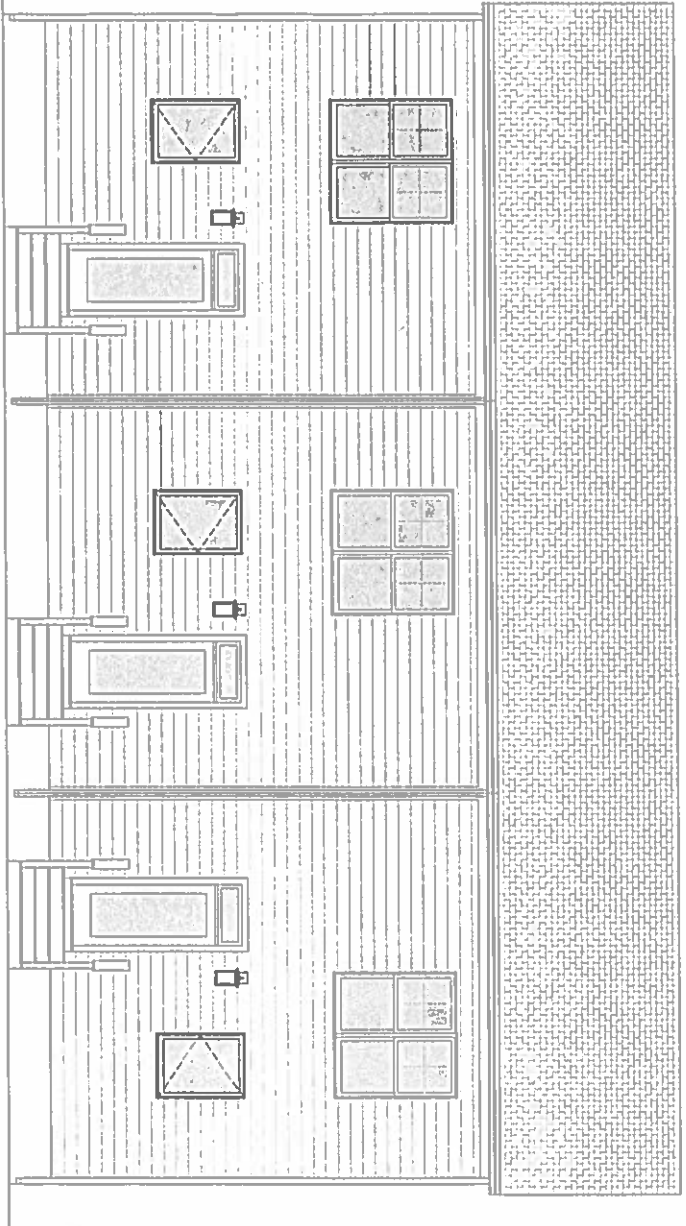
FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD  
**1121 N. 20TH ST. SUBDIVISION**  
 1121 NORTH 20TH STREET  
 RICHMOND, VIRGINIA 23225

**NOT FOR CONSTRUCTION**

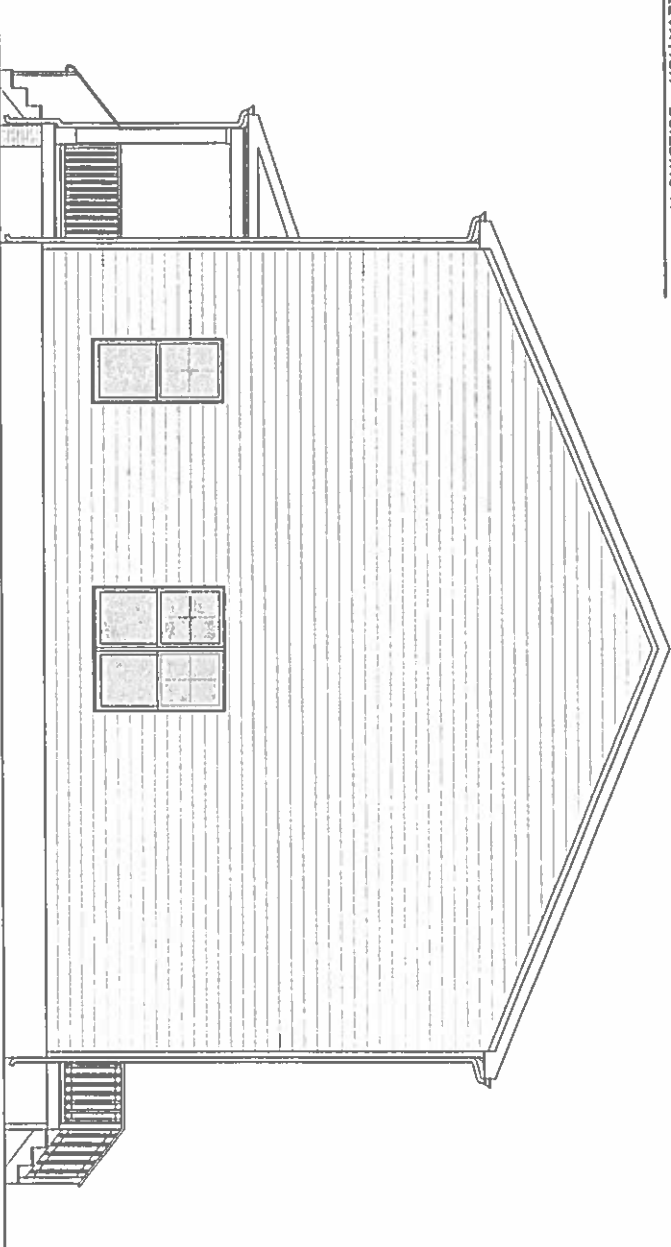
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 10.06.2019

**A2.1**  
 BUILDING A  
 FRONT & LEFT ELEVATIONS





01 | REAR ELEVATION - BUILDING A



02 | RIGHT SIDE ELEVATION - BUILDING A

PROJECT CONTACTS

DEVELOPER  
CC RICHMOND II, LP  
1000 N. 10TH ST.  
RICHMOND, VA 23219  
804.367.7122  
ARCHITECT  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE PLLC  
1001 S. 16TH ST.  
RICHMOND, VA 23219

FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD

1121 N. 20TH ST. SUBDIVISION

1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

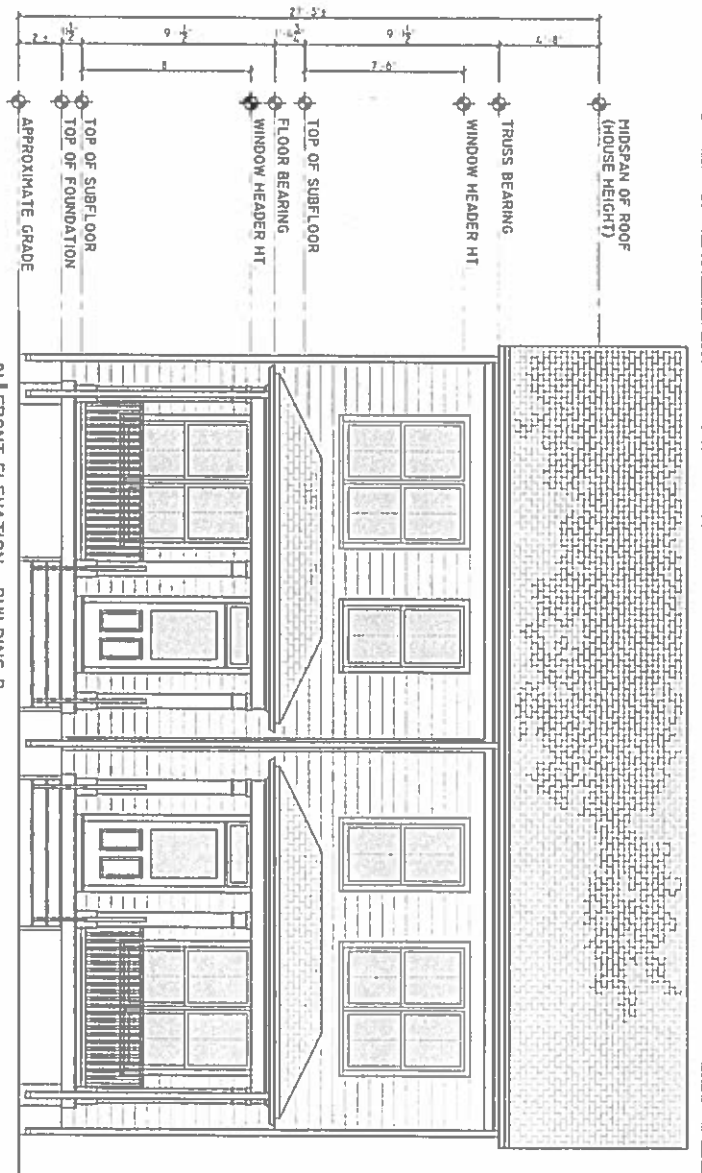
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CONSTRUCTION

S U P - REVISION 01

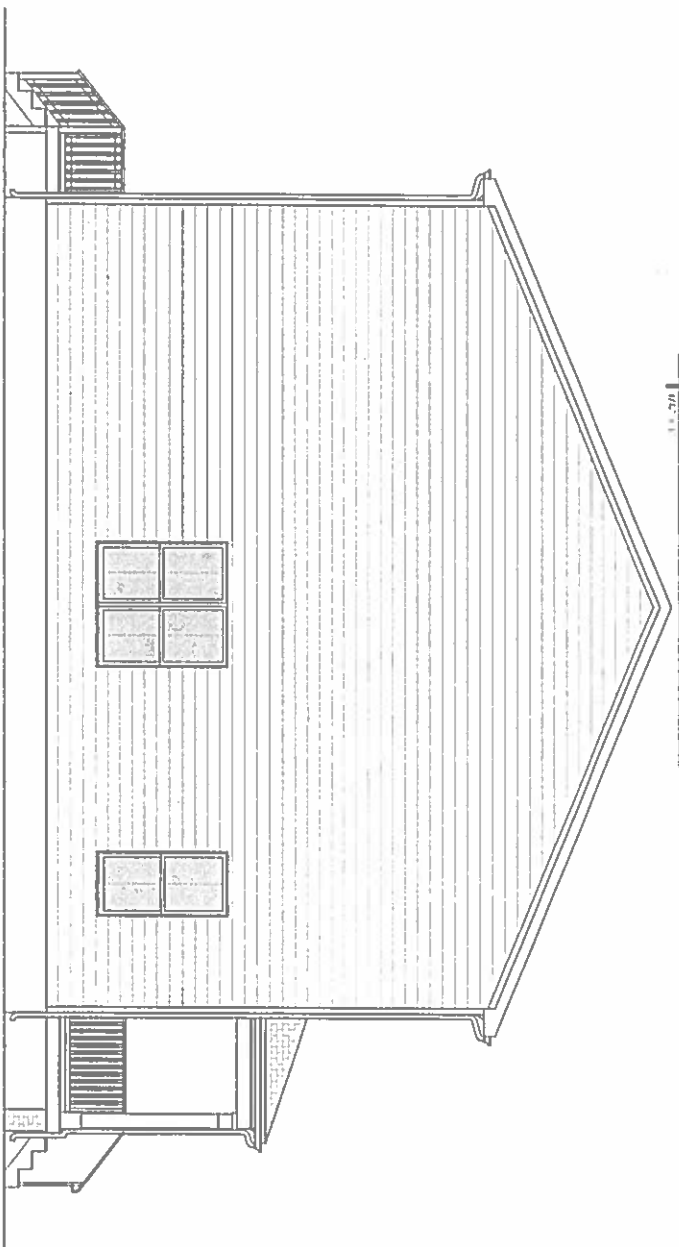
10/06/2019

BUILDING A  
REAR & RIGHT ELEV.

A2.2



01 FRONT ELEVATION - BUILDING B



02 LEFT SIDE ELEVATION - BUILDING B

**PROJECT CONTACTS**  
 DEVE. GROUP  
 1100 N. 20TH ST.  
 4TH FLOOR  
 RICHMOND, VA 23223  
 (804) 781-1121  
 ARCHITECT  
 JAMES M. FARRAR ARCHITECTURE, PLLC  
 1001 S. 11TH ST.  
 RICHMOND, VA 23223  
 (804) 781-1121

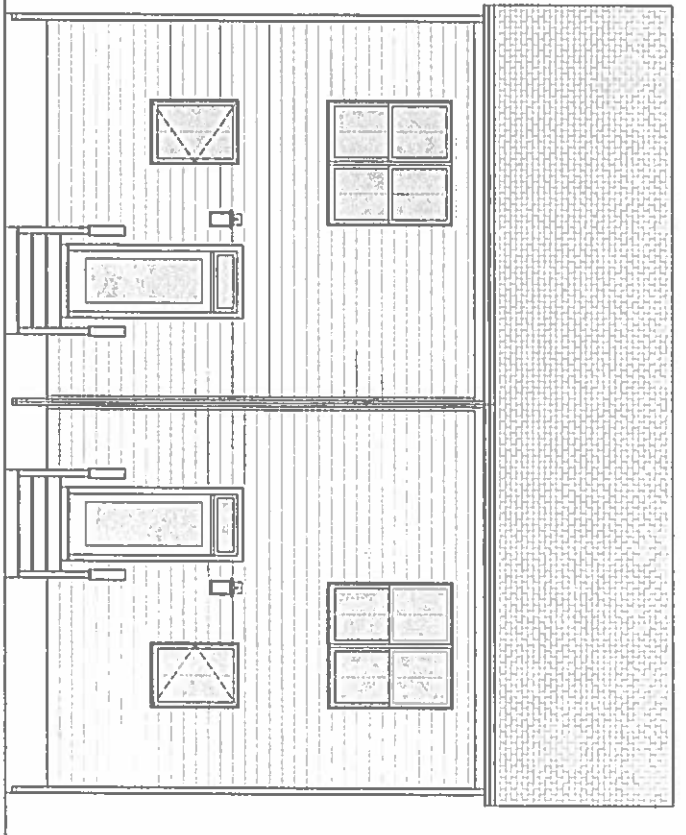
FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
 IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD  
**1121 N. 20TH ST. SUBDIVISION**  
 1121 NORTH 20TH STREET  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

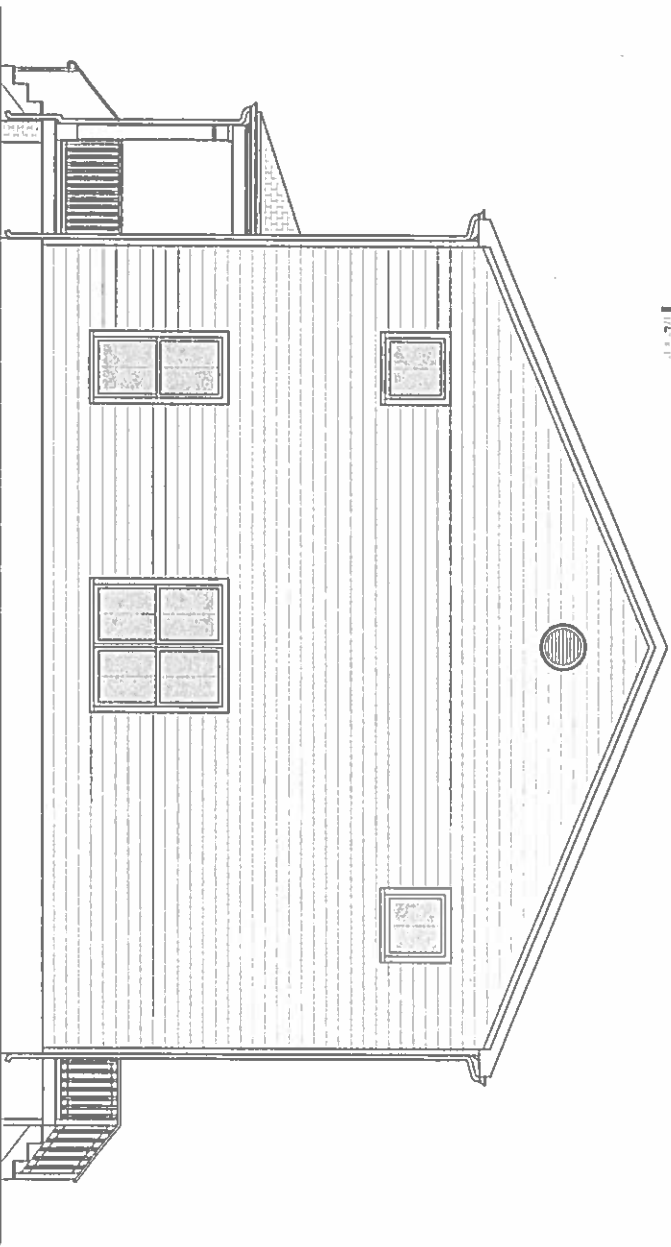
SHEET NUMBER  
 SUB - REVISION 01  
 DATE/ISSUE  
 10.05.2016

BUILDING B  
 FRONT & LEFT ELEV.

A2.3



01 | REAR ELEVATION - BUILDING B



02 | RIGHT SIDE ELEVATION - BUILDING B

PROJECT CONTACTS

DEVELOPER  
C/O RICHMOND II  
C/O CEDER CREEK HOMES  
601.362.7127  
ARCHITECT  
CHRIS KOLFF  
KOLFF ARCHITECTURE, LLC  
601.511.7644

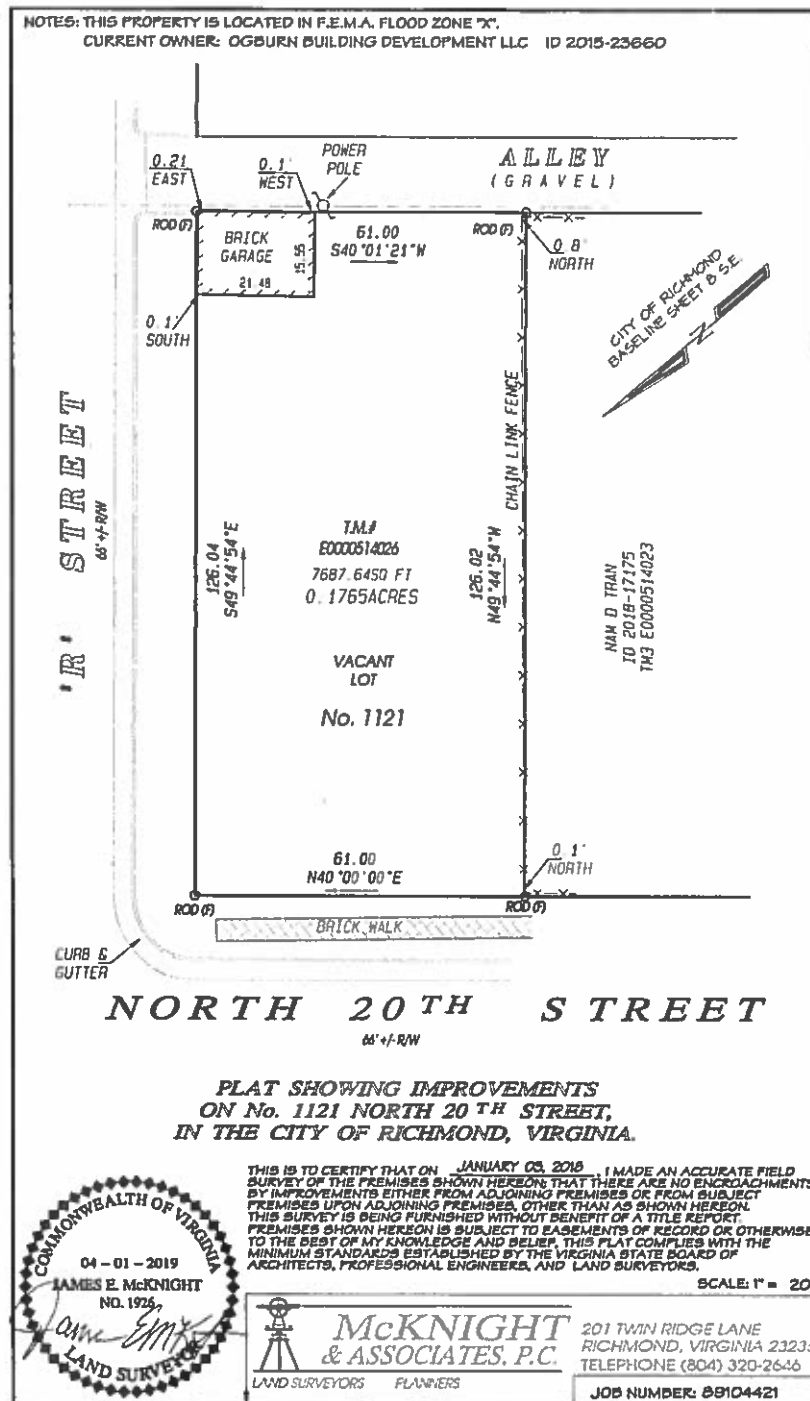
FIVE NEW 2-STORY SINGLE-FAMILY ATTACHED RESIDENCES  
IN RICHMOND'S FAIRMOUNT NEIGHBORHOOD  
**1121 N. 20TH ST. SUBDIVISION**  
1121 NORTH 20TH STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

DATE: 10/06/2019  
S U B - REVISION 01

BUILDING B  
REAR & RIGHT ELEVATIONS  
**A2.4**

Exhibit A:



**Application for SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**  
☐ **special use permit, plan amendment**  
☐ **special use permit, text only amendment**

**Project Name/Location**

Property Address: 1121 N. 20th Street

Date: Aug. 8 2019

Tax Map #: E0000514026 Fee: 300

Total area of affected site in acres: 0.175

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-6

Existing Use: outbuilding

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Five (5) Single family attached dwelling units

Existing Use: outbuilding

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker, Charlie Wilson

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond

State: VA

Zip Code: 23230

Telephone: ( 804 ) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** OGBURN BUILDING & DEV. LLC

DAVID G. OGBURN President

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 32 Cobblestone Circle

City: Henrico

State: VA

Zip Code: 23238

Telephone: ( 804 ) 909-4779

Fax: ( )

Email: OGBURN.DAVID@GMAIL.COM

**Property Owner Signature:** \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*August 8th, 2019*

*Special Use Permit Request*

*1121 N 20th Street, Richmond, Virginia*

*Map Reference Number: E-000-0514/026*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Center Creek Homes**

11 S. 12th Street, Suite 108

Richmond, Virginia 23219

## Introduction

Center Creek Homes is requesting a special use permit for 1121 N 20th Street ("the Property"). The special use permit ("the SUP") would authorize the construction of five (5) single-family attached dwellings, some of the features of which do not conform to the underlying R-6 zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeastern corner of the intersection of R Street and N 20<sup>th</sup> Street. The Property is referenced by the City Assessor as one parcel (E-000-0514/026). The Property is 125' wide by 61' deep, contains approximately 7,625 square feet of lot area, and is generally by a small outbuilding abutting the alley. See the attached survey titled "Plat Showing Improvements on the No. 1121 North 20th Street, in the City of Richmond, Virginia," completed by McKnight & Associates, P.C. on April 1, 2019 ("Exhibit A") for greater detail.



Excluding the Property, the properties on the eastern line of N 20<sup>th</sup> Street in this block are all developed with single-family homes except 1101 N 20<sup>th</sup> Street, which is institutional. Many of these homes were constructed prior to the implementation of side-yard setback requirements. As a result, these dwellings typically have side-yard setbacks that are less than the 3' required. Along the western line of N 20<sup>th</sup> Street in this block are a mix of single-family, commercial, institutional, and undeveloped properties. Within a one-block radius of the Property lies the Mosby Court

multifamily dwelling complex, as well as a number of other properties developed as two-family and multifamily dwellings.

## **EXISTING ZONING**

The Property and the surrounding properties to the east, north, and west in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and two-family attached dwellings subject to certain feature requirements. The Property also lies within a block of properties zoned R-53 and R-63.

## **MASTER PLAN DESIGNATION**

The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

# **Proposal**

## **PURPOSE OF REQUEST**

The Property consists of a lot that is exceptionally large for the vicinity. Respective to its R Street frontage, the lot has a width of over 125', a depth of 61', and a lot area of 7,625 square feet. At that size, the Property, were it vacant, would be large enough to accommodate either two (2) single-family attached dwellings, one (1) single-family detached dwelling, or one (1) two-family detached dwelling by-right according to the applicable R-6 district feature requirements. The owner would like to build five (5) single-family attached dwellings configured as one series of three (3) attached dwellings and one attached pair. In order to do so, relief is needed from several R-6 district feature requirements.

In order to accomplish the proposed development, the Property would be subdivided into five (5) separate lots in order to accommodate five (5) single-family attached dwellings. As proposed, the minimum lot area on all lots would not be met, as well as the coverage requirement for the middle unit in the series of three. One of the side yard requirements would also not be met for the westernmost unit in that same series. In addition, the lot at the corner of R and N 20<sup>th</sup> Streets would technically require two front yards, one of which, along N 20<sup>th</sup> Street, would not be met. Overall, the all five (5) units front onto R Street; the proposed front yard setback of 8' may also be less than what is required, which would ultimately be based on the street side-yard setback of 1122 N 21<sup>st</sup> Street. Two parking spaces are proposed on-site. Because some of the parking and feature requirements would not be met, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development of the atypically large vacant lot. The overall project would be appropriately dense and efficient while meeting most aspects of the underlying zoning. The single-family attached use is compatible with the area, and would be consistent with the neighborhood's residential character. While the proposal is at a higher density than its immediate surroundings, the goal is to accommodate additional



density over what may otherwise be developed by right for the purpose of providing for increased affordability. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

## **AFFORDABILITY**

As previously stated, this request stems from the desire to keep home prices down and allow for increased homeownership opportunity in an increasingly competitive housing market. If the SUP were not granted, and the Property were to be developed by-right, two single-family homes would likely have to sell in the upper \$300,000s to absorb land acquisition and hard and soft development costs. Instead, Center Creek Homes sees an opportunity to provide for five (5) more modest single-family attached homes that reasonably intensify land use while remaining consistent with the residential character of the neighborhood. In doing so, the five (5) new homes would be affordable to families of four making at least 80% of the Area Median Income (AMI) as determined by HUD.

## **PROJECT DETAILS/DESIGN**

The five (5) proposed single-family attached dwellings would be two stories in height. Four (4) of those dwellings would contain approximately 1,380 square feet of floor area, while one (1) would contain approximately 1,394 square feet of floor area. Each dwelling would consist of three (3) bedrooms and two-and-one-half (2 ½) bathrooms.

The proposed floor plans include modern and open living spaces. The first floor is largely "open concept," in an effort to add flexibility in the use of the ground floor. The kitchen is defined through the use of an island counter arrangements with bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath, and walk-in closet. Second and third bedrooms would also be located on the second floor.

The proposed elevations would be of a traditional rowhouse design and would feature full-width front porches. The color of the elevations would vary slightly between the series of three dwellings and the attached pair. All elevations have tall windows on the first floor, varying front door colors, and modest, yet classical front porch designs to add visual interest and functionality. Each unit would have its own private, fenced-in back yard. Front yards would be improved as lawn area and foundation landscape beds.

## **Findings of Fact**

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development is compatible with existing development in the vicinity. The request would simply permit the reconfiguration of the

Property in order to develop 5 single-family attached homes that are compatible with the surrounding development. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. There is ample, underutilized on-street parking available on R Street and N 20th Street. Two (2) on-site parking spaces are also being provided. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- *Create hazards from fire, panic or other dangers.*

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The request represents a density that is appropriate within the traditional urban development pattern in the vicinity.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The special use permit amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. Proposed side and rear yard setbacks along property lines shared with abutting parcels will meet or exceed those which are commonly found in the area. The majority of the proposed dwellings are well under the R-6 maximum lot coverage requirement, with only one (1) dwelling being only marginally above that ratio.

## Summary

Center Creek Homes is enthusiastically seeking approval for the construction of five (5) single-family attached dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The request would allow for the efficient development of the Property while meeting multiple Master Plan goals relating to housing and addressing concerns related to affordability. In exchange for the special approval, the quality assurances conditioned

through the SUP would guarantee new development that is of higher quality than might otherwise be developed by right.



October 7, 2019

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**RE: Parking Study, 1121 N. 20th Street, Richmond Virginia**

Baker Development Resources has conducted a parking study for the proposed Special Use Permit ("the SUP"), which would authorize 5 single-family attached dwellings at 1121 N. 20<sup>th</sup> Street, Richmond, Virginia ("the Property"). The purpose of the study was to assess the adequacy of available on-street parking. This would include observation of the existing parking demand within the parking shed of the Property as well as an evaluation of the future parking demand related to the proposed development of the site.

**Study Methodology**

The methodology utilized for this study includes: (1) identification and evaluation of the parking shed and available on-street parking in the vicinity of the Property; (2) determination of existing parking demand within the parking shed; and (3) comparison of the available on-street parking spaces and the expected future parking demand for the proposed use of the Property.

*Parking Shed/Available On-Street Parking*

The parking shed identified for the purpose of the study includes on-street parking spaces located on: R St (between N. 20th and N. 21st Streets); R Street (between 19th and 20th Streets); N. 20th Street (between Q and R Streets); and N. 20<sup>th</sup> Street (between R Street and Fairmount Avenue). The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas. Where parking is permitted, dimensions of 22 feet in length (captive stalls) and 17.5 feet in length (end stalls) were utilized to determine the available on-street parking spaces. Based on this analysis there are 98 existing on-street parking spaces available within the parking shed (Figure 1, next page).

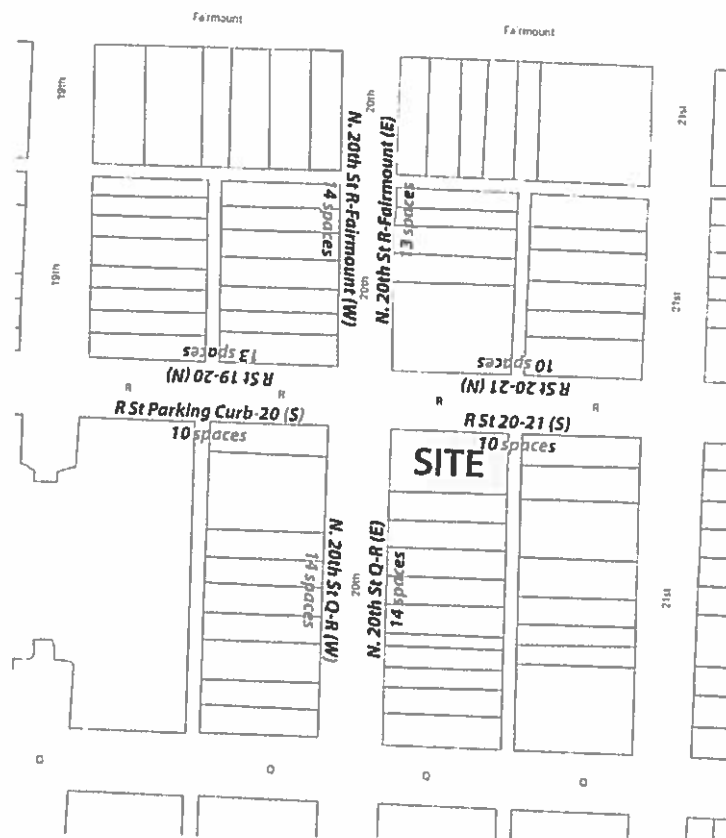


Figure 1

### Existing Parking Demand

The existing parking demand was determined by conducting parking counts during times of higher parking demand. This included before and after the typical working day when most residential uses would exhibit a higher demand as well as Sunday morning when a church within the parking shed further contributed to the demand. The counts were conducted on: Monday, August 19<sup>th</sup>, 2019 at 7:45 P.M. (Day 1); Wednesday, August 21<sup>st</sup>, 2019 at 7:50 P.M. (Day 2); Friday, August 23<sup>rd</sup>, 2019 at 7:00 A.M. (Day 3); Sunday, August 25<sup>th</sup>, at 10:30 A.M. (Day 4); Wednesday, August 28<sup>th</sup>, 2019 at 7:45 P.M. (Day 5); Friday, August 30<sup>th</sup>, 2019 at 7:00 A.M. (Day 6); and Wednesday, September 4<sup>th</sup>, 2019 at 7:00 A.M. (Day 7). During these times of higher parking demand, an average of 24.4 vehicles were parked on-street within the parking shed leading to an average parking supply of 73.6 unutilized on-street parking spaces (Figure 2, below). The counts for individual days and frontages are included in the attached addendum.

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Cumulative Average
Cars Parked	19	22	22	30	24	30	24	24.4
Spaces Available	79	76	76	68	74	68	74	73.6
% occupied	19%	22%	22%	31%	24%	31%	24%	24.93%

Figure 2

### Proposed Development/Future Parking Demand

The SUP would authorize the development of the Property with 5 single-family attached dwellings. Future parking demand for the Property was determined by utilizing the ITE Parking Generation, 4th Edition, publication ("the ITE Manual"). The ITE Manual provides peak parking demand rates for

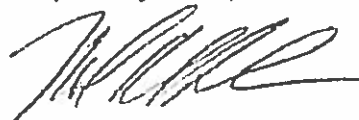
various land uses based on empirical nationwide studies. It provides an average peak parking demand rate for each land use, in this case on a per dwelling units basis. For the proposed 5 single-family attached dwellings (townhomes) the ITE Manual suggests that, on average, the 5 dwellings would generate a peak parking demand of 1.38 parking spaces per unit or a total of 6.9 parking spaces (7 spaces, rounding up). It is worth noting that the ITE database did not utilize the lone urban sample in its database (at a lower 0.85 spaces per dwelling unit) in arriving at the average of 1.38 parking spaces per unit. As a result, the ITE average is skewed toward development with suburban characteristics where parking demand is typically higher based on a lack of access to public transportation and a lack of pedestrian or bicycle infrastructure. Nevertheless, we evaluated the future parking demand with a conservative range of 7 (the ITE Manual average) to 10 parking spaces (2 spaces per dwelling unit). Based on that analysis, the total on-street spaces conservatively required to satisfy future demand for the proposed site is 5 to 8 spaces when including the proposed 2 off-street spaces.

**Conclusions/Recommendations**

The development of the Property with 5 single-family attached dwellings will conservatively require 5 to 8 on-street parking spaces in order to satisfy future parking demand. Based on existing conditions, it has been determined that an average of 73.6 and minimum of 68 on-street parking spaces are available within the parking shed during times of higher parking demand. Therefore, the supply of available on-street parking spaces will be more than adequate for the future parking demand related to the Property.

Should you have any questions or comments after reviewing this study, please feel free to call me directly at 874-6275 or email me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com).

Respectfully Yours,



Mark R. Baker

Enclosure: Parking Study Addendum



# 1121 N. 20<sup>th</sup> Street

Parking Study Addendum  
SUP for 5 Single-Family Attached Dwellings  
Baker Development Resources  
DATE



# 1121 N. 20<sup>th</sup> Street

## Parking Shed and Existing On-Street Parking Capacity:

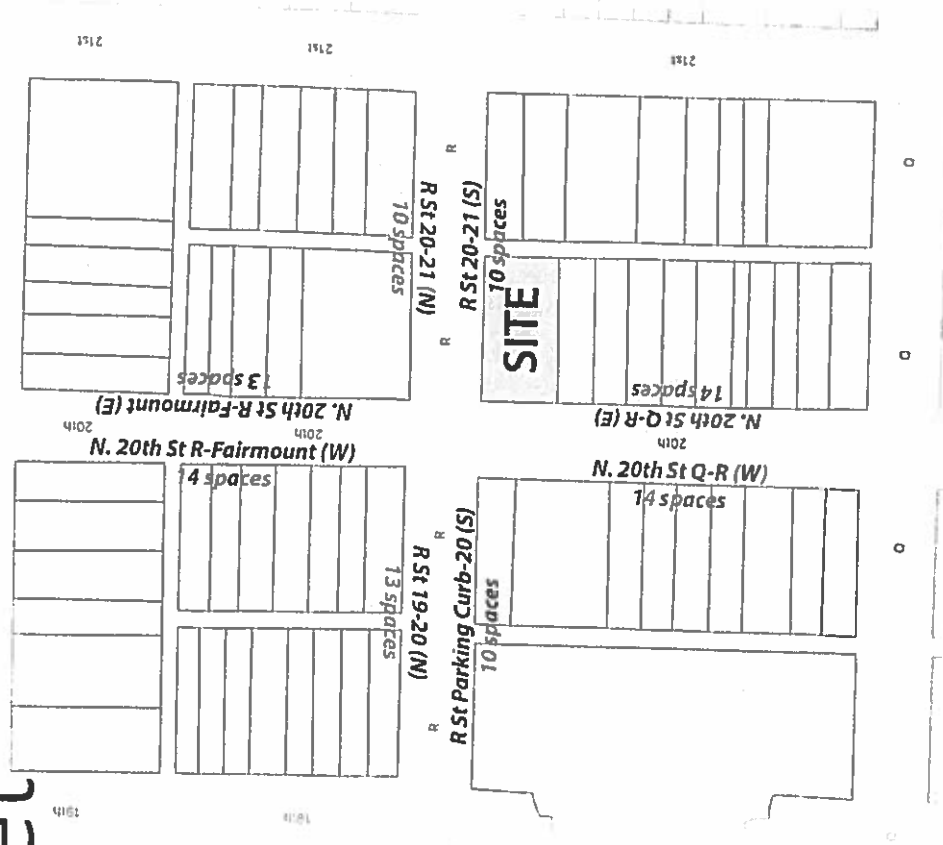
The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on on-street parking in certain specified areas.

### Parking Space Dimensions:

End Stall: 17.5'

Captive Stall: 22'

Overall Total: 98 spaces





# 1121 N. 20<sup>th</sup> Street

Day 1: Monday 8/19/2019, 7:45 P.M.

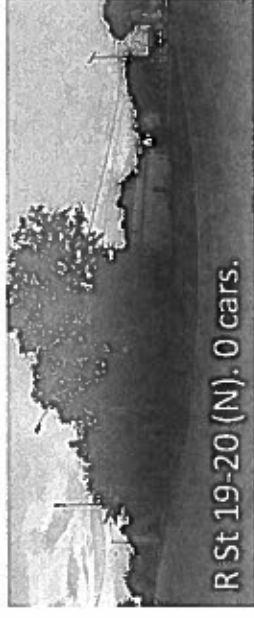
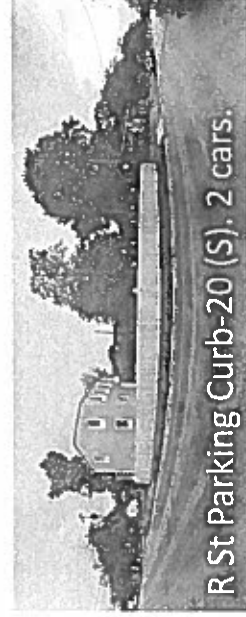
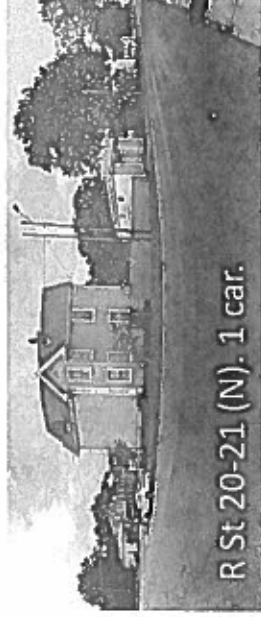
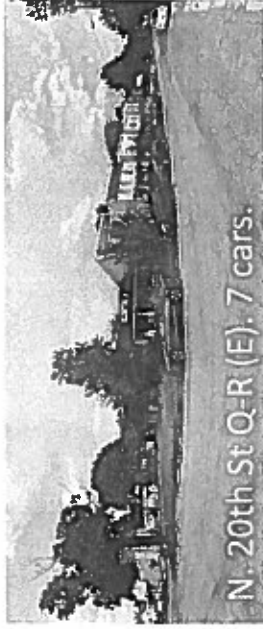
19.39% of the available on-street parking spaces were utilized.

A surplus of **79 on-street parking spaces were available (80.61%)** in the parking shed.

Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/19/19	19:45N	20th St Q-R (E)	7	14	7	50.00%
8/19/19	19:45R	St 20-21 (S)	0	10	10	0.00%
8/19/19	19:45R	St 20-21 (N)	1	10	9	10.00%
8/19/19	19:45N	20th St Q-R (W)	5	14	9	35.71%
8/19/19	19:45R	St Parking Curb-20 (S)	2	10	8	20.00%
8/19/19	19:45R	St 19-20 (N)	0	13	13	0.00%
8/19/19	19:45N	20th St R-Fairmount (W)	3	14	11	21.43%
8/19/19	19:45N	20th St R-Fairmount (E)	1	13	12	7.69%
8/19/19	19:45	Totals	19	98	79	19.39%

# 1121 N. 20<sup>th</sup> Street

Day 1: Monday 8/19/2019, 7:45 P.M.



# 1121 N. 20<sup>th</sup> Street

Day 2: Wednesday 8/21/2019, 7:50 P.M.

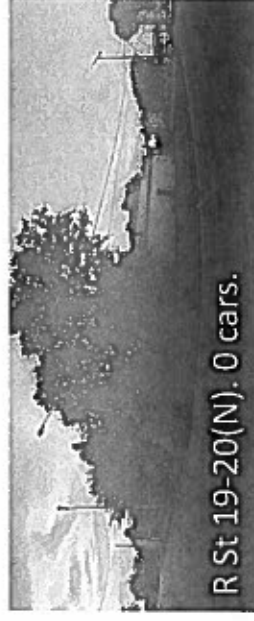
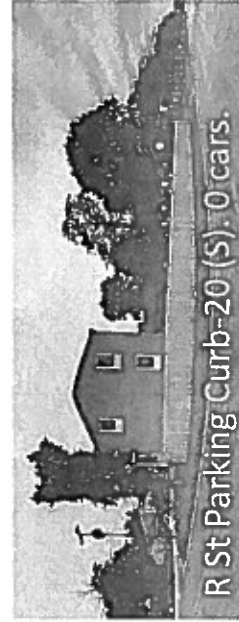
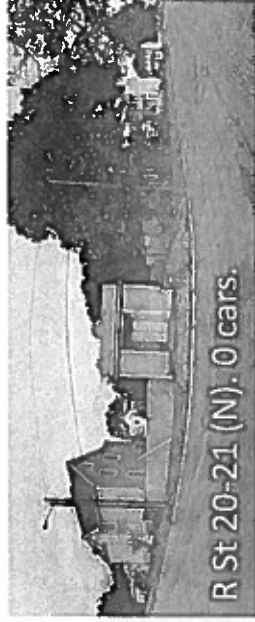
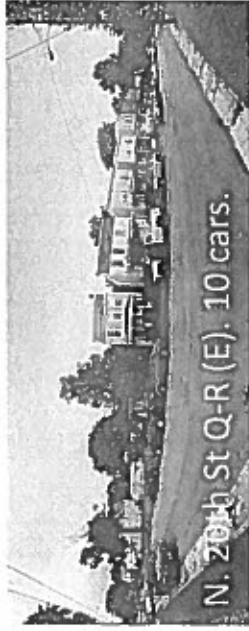
Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/21/19	19:50N. 20th St Q-R (E)		10	14	4	71.43%
8/21/19	19:50R St 20-21 (S)		0	10	10	0.00%
8/21/19	19:50R St 20-21 (N)		0	10	10	0.00%
8/21/19	19:50N. 20th St Q-R (W)		5	14	9	35.71%
8/21/19	19:50R St Parking Curb-20 (S)		0	10	10	0.00%
8/21/19	19:50R St 19-20 (N)		0	13	13	0.00%
8/21/19	19:50N. 20th St R-Fairmount (W)		5	14	9	35.71%
8/21/19	19:50N. 20th St R-Fairmount (E)		2	13	11	15.38%
8/21/19	19:50 Totals		22	98	76	22.45%

22.45% of the available on-street parking spaces were utilized.

A surplus of 76 on-street parking spaces were available (77.55%) in the parking shed.

# 1121 N. 20<sup>th</sup> Street

Day 2: Wednesday 8/21/2019, 7:50 P.M.



# 1121 N, 20<sup>th</sup> Street

## Day 3: Friday 8/23/2019, 7:00 A.M.

Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/23/19	7:00N. 20th St Q-R (E)		10	14	4	71.43%
8/23/19	7:00R St 20-21 (S)		0	10	10	0.00%
8/23/19	7:00R St 20-21 (N)		1	10	9	10.00%
8/23/19	7:00N. 20th St Q-R (W)		5	14	9	35.71%
8/23/19	7:00R St Parking Curb-20 (S)		0	10	10	0.00%
8/23/19	7:00R St 19-20 (N)		0	13	13	0.00%
8/23/19	7:00N. 20th St R-Fairmount (W)		5	14	9	35.71%
8/23/19	7:00N. 20th St R-Fairmount (E)		1	13	12	7.69%
8/23/19	7:00Totals		22	98	76	22.45%

22.45% of the available on-street parking spaces were utilized.

A surplus of **76 on-street parking spaces (77.55%)** were available in the parking shed.

# 1121 N. 20<sup>th</sup> Street

Day 3: Friday 8/23/2019, 7:00 A.M.



N. 20th St Q-R (E). 10 cars.



R St 20-21 (S). 0 cars.



R St 20-21 (N). 1 car.



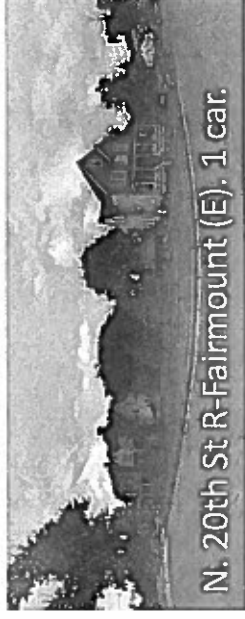
N. 20th St Q-R (W). 5 cars.



R St Parking Curb-20 (S). 0 cars.



R St 19-20 (N). 0 cars.



N. 20th St R-Fairmount (E). 1 car.



N. 20th St R-Fairmount (W). 5 cars.

# 1121 N. 20<sup>th</sup> Street

Day 4: Sunday 8/25/2019, 10:30 A.M.

Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/25/19	10:30N. 20th St Q-R (E)		9	14	5	64.29%
8/25/19	10:30R St 20-21 (S)		0	10	10	0.00%
8/25/19	10:30R St 20-21 (N)		1	10	9	10.00%
8/25/19	10:30N. 20th St Q-R (W)		9	14	5	64.29%
8/25/19	10:30R St Parking Curb-20 (S)		0	10	10	0.00%
8/25/19	10:30R St 19-20 (N)		0	13	13	0.00%
8/25/19	10:30N. 20th St R-Fairmount (W)		8	14	6	57.14%
8/25/19	10:30N. 20th St R-Fairmount (E)		3	13	10	23.08%
8/25/19	10:30 Totals		30	98	68	30.61%

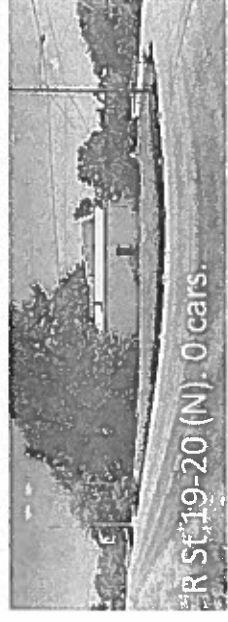
30.61% of the available on-street parking spaces were utilized.

A surplus of 68 on-street parking spaces (69.31%) were available in the parking shed.



# 1121 N. 20<sup>th</sup> Street

Day 4: Sunday 8/25/2019, 10:30 A.M.





# 1121 N. 20<sup>th</sup> Street

Day 5: Wednesday 8/28/2019, 7:45 P.M.

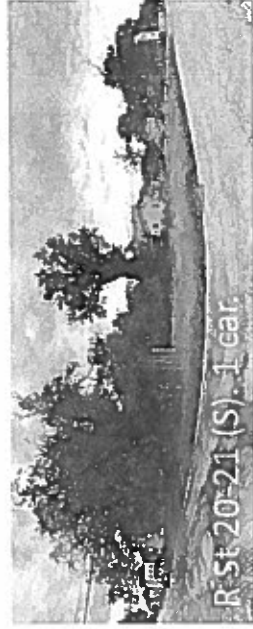
Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/28/19	19:45N.	20th St Q-R (E)		9	14	5
8/28/19	19:45R	St 20-21 (S)		1	10	9
8/28/19	19:45R	St 20-21 (N)		1	10	9
8/28/19	19:45N.	20th St Q-R (W)		5	14	9
8/28/19	19:45R	St Parking Curb-20 (S)		1	10	9
8/28/19	19:45R	St 19-20 (N)		0	13	13
8/28/19	19:45N.	20th St R-Fairmount (W)		7	14	7
8/28/19	19:45N.	20th St R-Fairmount (E)		0	13	13
8/28/19	19:45	Totals		24	98	74

24.49% of the available on-street parking was being utilized.

A surplus of 74 spaces (75.51%) were available in the parking shed.

# 1121 N. 20<sup>th</sup> Street

Day 5: Wednesday 8/28/2019, 7:45 P.M.



# 1121 N. 20<sup>th</sup> Street

Day 6: Friday 8/30/2019, 7:00 A.M.

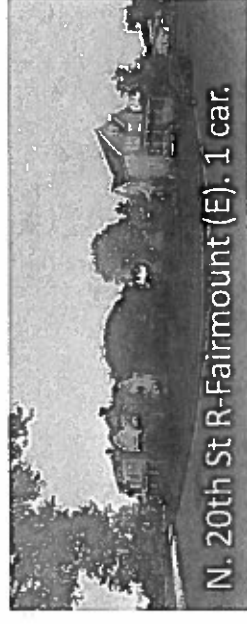
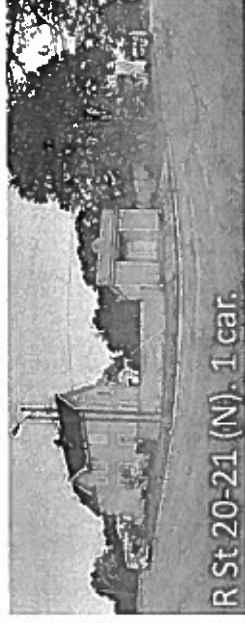
Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
8/30/19	7:00N. 20th St Q-R (E)		10	14	4	71.43%
8/30/19	7:00R St 20-21 (S)		1	10	9	10.00%
8/30/19	7:00R St 20-21 (N)		1	10	9	10.00%
8/30/19	7:00N. 20th St Q-R (W)		9	14	5	64.29%
8/30/19	7:00R St Parking Curb-20 (S)		1	10	9	10.00%
8/30/19	7:00R St 19-20 (N)		0	13	13	0.00%
8/30/19	7:00N. 20th St R-Fairmount (W)		7	14	7	50.00%
8/30/19	7:00N. 20th St R-Fairmount (E)		1	13	12	7.69%
8/30/19	7:00Totals		30	98	68	30.61%

30.61% of the available on-street parking spaces were utilized.

A surplus of 68 on-street parking spaces (69.39%) were available in the parking shed.

# 1121 N. 20<sup>th</sup> Street

Day 6: Friday 8/30/2019, 7:00 A.M.



# 1121 N. 20<sup>th</sup> Street

Day 7: Wednesday 9/04/2019, 7:00 A.M.

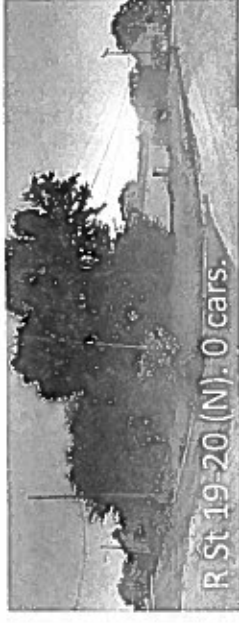
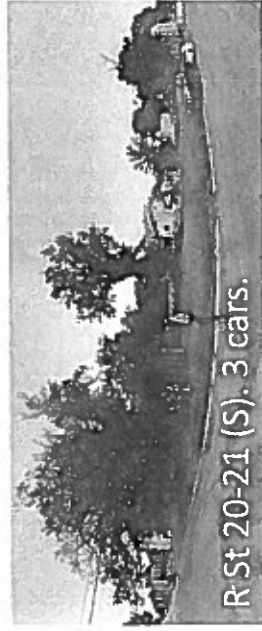
Day	Time	Block	Cars Parked	Legal Spaces	Spaces Available	% occupied
9/4/19	7:00N. 20th St Q-R (E)			7	14	50.00%
9/4/19	7:00R St 20-21 (S)			3	10	30.00%
9/4/19	7:00R St 20-21 (N)			1	10	10.00%
9/4/19	7:00N. 20th St Q-R (W)			5	14	35.71%
9/4/19	7:00R St Parking Curb-20 (S)			1	10	10.00%
9/4/19	7:00R St 19-20 (N)			0	13	0.00%
9/4/19	7:00N. 20th St R-Fairmount (W)			6	14	42.86%
9/4/19	7:00N. 20th St R-Fairmount (E)			1	13	7.69%
Totals				24	98	24.49%

24.49% of the available on-street parking spaces were utilized.

A surplus of **74 on-street parking spaces (75.51%)** were available in the parking shed.

# 1121 N. 20<sup>th</sup> Street

Day 7: Wednesday 9/04/2019, 7:00 A.M.



# 1121 N. 20<sup>th</sup> Street

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Cumulative Average
Cars Parked	19	22	22	22	30	24	30	24.4
Spaces Available	79	76	76	76	68	74	68	73.6
% occupied	19%	22%	22%	22%	31%	24%	31%	24.93%

## Findings:

The average number of surplus on-street parking spaces available in the parking shed was **73.6 spaces**.

This represents **75.07%** of the on-street parking spaces in the parking shed.

The average number of vehicles parked (on-street parking spaces occupied) in the parking shed was **24.4 cars**, or only **24.93%**.

The development of the Property with 5 single-family attached dwellings will conservatively require 7 to 10 parking spaces in order to satisfy future parking demand. With two spaces being provided off-street, the impact to on-street parking is estimated to be 5 to 8 on-street parking spaces. Based on existing conditions, an average of 73.6 and minimum of 68 on-street parking spaces are available within the parking shed during times of higher parking demand.

Adding the future on-street parking demand for the Property at 8 spaces with the average number of surplus spaces available and spaces occupied, **65.6 spaces would still be available on average while only 32.4 of the 98 spaces within the parking shed would be occupied on average.**

# 1121 N. 20<sup>th</sup> Street

## ITE 4<sup>th</sup> Edition Excerpt:

### Land Use: 230 Residential Condominium/Townhouse

#### Description

Residential condominiums/townhouses are defined as owner/hip units that have at least one other owned unit within the same building structure. Both condominiums and townhouses are included in this land use. The studies in this land use did not identify whether the condominiums/townhouses were low-rise or high-rise.

#### Database Description

The database consisted of all suburban sites with the exception of one urban site. Parking demand at the urban site differed from the suburban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 1.4 spaces per dwelling unit (five study sites).

One suburban site with 255 dwelling units was counted on both Saturday and a weekday. The Saturday peak parking demand ratio was 0.84 vehicles per dwelling unit, which was 18 percent less than the weekday peak parking demand at that site. Both ratios were based on single-hour counts between 5:00 and 6:00 a.m.

Another suburban site with 16 dwelling units was counted on a Sunday. The Sunday peak parking demand ratio was 1.30 vehicles per dwelling unit. This ratio was based on a single-hour observation between 11:00 a.m. and 12:00 p.m.

The urban site had 160 dwelling units and a Saturday peak parking demand ratio of 0.85 vehicles per dwelling unit between 12:00 and 5:00 a.m. The peak parking demand from this site was excluded from the data plot and analysis.

Most of the study sites provided only a single hourly observation of parking demand.

#### Study Sites/Years

Canada:  
Brooks, AB (1998)

United States:  
El Toro, CA (1981); Huntington Beach, CA (1981); Newport Beach, CA (1981); Santa Ana, CA (1981); Long Beach, CA (2000); Bernardsville, NJ (2001); Elizabeth, NJ (2001); Fair Hills, NJ (2001); Fairfax County, VA (2004)

#### 4<sup>th</sup> Edition Source Numbers

1102, 1114



# 1121 N. 20<sup>th</sup> Street

Land Use: 230  
Residential Condominium/Townhouse

## ITE 4<sup>th</sup> Edition Excerpt:

Average Peak Period Parking Demand vs. Dwelling Units  
On a: Weekday  
Location: Suburban

Peak Period	Peak Period Demand
11:00 p.m. - 8:00 a.m.	12
Number of Study Sites	151 dwelling units
Average Size of Study Sites	1.39 vehicles per dwelling unit
Average Peak Period Parking Demand	0.24
Standard Deviation	17%
Coefficient of Variation	1.04 - 1.98 vehicles per dwelling unit
Range	1.52 vehicles per dwelling unit
85th Percentile	1.28 vehicles per dwelling unit
33rd Percentile	

