

INTRODUCED: January 13, 2020

AN ORDINANCE No. 2020-023

To authorize the special use of the property known as 821 North 25<sup>th</sup> Street for the purpose of a multifamily dwelling containing up to three live/work units, 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 821 North 25<sup>th</sup> Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily dwelling, which use, among other things, is not currently allowed by sections 30-419.5, concerning lot area and width, 30-419.6, concerning yards, and 30-419.7, concerning usable open space, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

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

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

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 821 North 25<sup>th</sup> Street and identified as Tax Parcel No. E000-0380/040 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #821 N. 25<sup>th</sup> Street, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated December 13, 2018, provided as an inset on the plans entitled “821 N 25<sup>th</sup> St,” prepared by ArchitectureAF, dated September 9, 2019, and last revised October 3, 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 a multifamily dwelling containing up to three live/work units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “821 N 25<sup>th</sup> St,” prepared by ArchitectureAF, dated September 9, 2019, and last revised October 3, 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 a multifamily dwelling containing up to three live-work spaces, substantially as shown on the Plans.

(b) The live/work units must comply with Section 419 of the 2019 edition of the Virginia Construction Code.

(c) Restrooms in the work portion of the live-work spaces must be accessible in compliance with Sections 419.7 and 1109.2 of the 2015 edition of the Virginia Construction Code.

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

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

(f) All elevations shall be substantially as shown on the Plans.

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

§ 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 a new sidewalk or the repair of the existing sidewalk along O Street, and resetting of the granite curb along North 25<sup>th</sup> Street, 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.

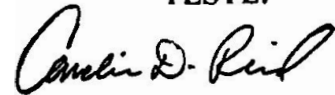
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.2019.513

RECEIVED

JAN 07 2020

O & R REQUEST

4-9514  
DEC 17 2019

Office of the  
Chief Administrative Officer

O & R Request OFFICE OF THE CITY ATTORNEY

**DATE:** December 13, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

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

88 1/6/2020

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

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

WQP

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

**RE:** To authorize the special use of the property known as 821 N. 25<sup>th</sup> Street to allow the construction of a multi-family structure containing three live-work spaces that do not conform to some of the features required in the R-63 Multi-Family Urban Residential District, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 821 N. 25<sup>th</sup> Street to allow the construction of a multi-family structure containing three live-work spaces that do not conform to some of the features required in the R-63 Multi-Family Urban Residential District, upon certain terms and conditions.

**REASON:** The proposed multi-family structure will be built on a parcel that does not meet the minimum lot size, and exceeds the maximum lot coverage area, as required in the R-63 Multi-Family Urban Residential District. Therefore, a special use permit is 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. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.



**BACKGROUND:** The subject property is .057 acres (2,470 square feet) is vacant and located on the corner of N. 25<sup>th</sup> and O Streets. The parcel is 19 feet wide and 130 feet in depth and has alley access in the rear.

The City of Richmond's Master Plan designates a future land use category for the subject property as Mixed Use Residential. Primary uses include single-family, two-family, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8.

The applicant proposes to develop the property with a two-story live-work building. The structure will contain three live-work buildings that will be consistent with the historic character of past live-work spaces that were located in this area in the past. The ground floors will contain commercial space and the upstairs would be residential. Such arrangements are permitted uses in the R-63 Multi-Family Urban Residential District.

The subject property, as well as all the adjacent properties to the south, east and west are located in the R-63 Multi-Family Urban Residential District. Across O Street to the north is a dialysis clinic on property located in the UB PE3 District.

**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:** \$1,800 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)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:**

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

**ATTACHMENTS:** Application and Narrative; Map; The Property; The Plans; Petitions of Support; Draft Ordinance.

**STAFF:** David Watson, Senior Planner, Land Use Administration (Room 511) 646-6304

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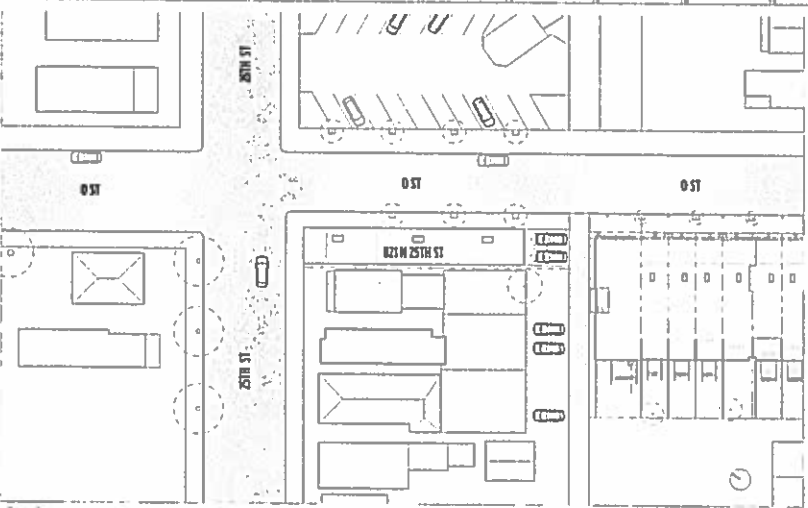
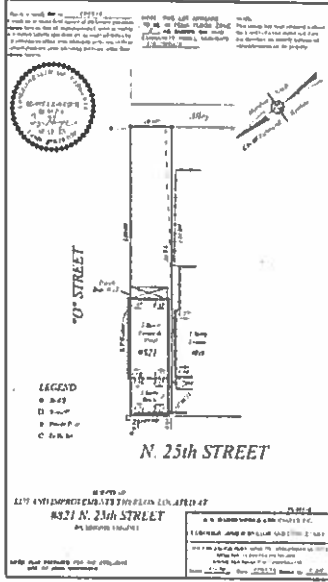
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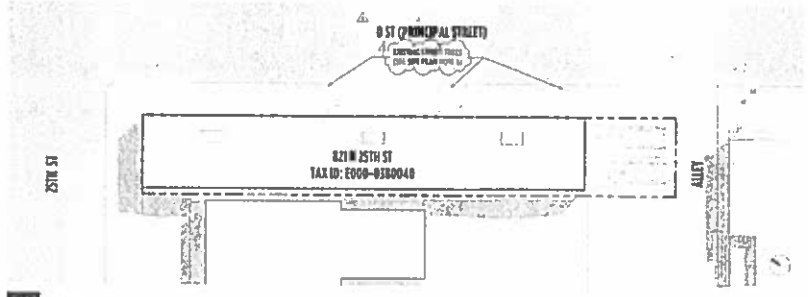
**SURVEY**



**CG Contextual Site Plan**

**SITE PLAN NOTES**

1. SEE PLAN FOR ALL DIMENSIONS AND NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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**AG Site Plan**

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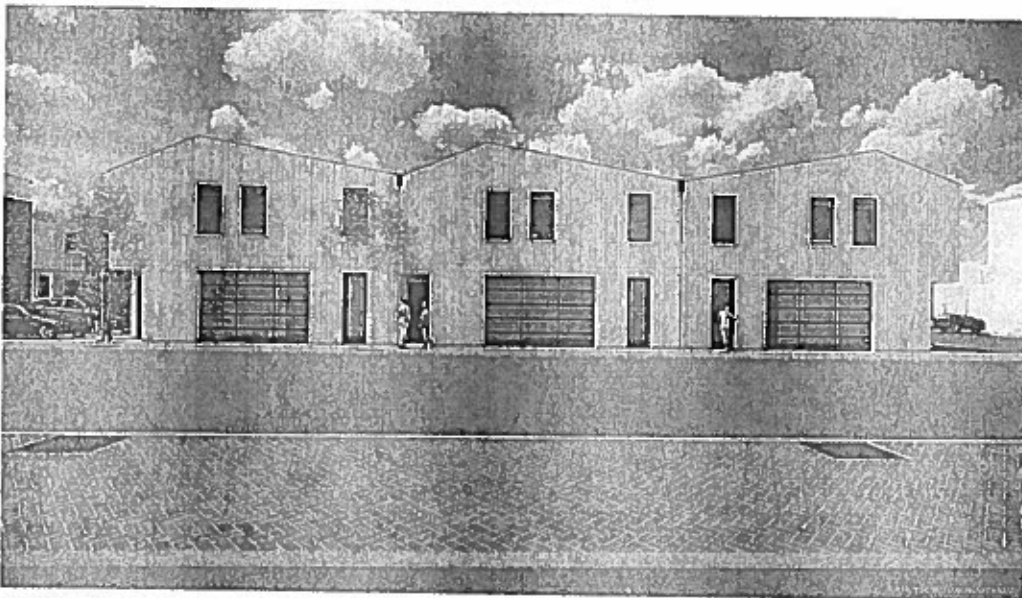
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RENDERING



PROJECT DATA

CLIENT: [unreadable]  
 ADDRESS: [unreadable]  
 ARCHITECT: [unreadable]  
 DATE: [unreadable]  
 SCALE: [unreadable]  
 DRAWING NO.: [unreadable]

VICINITY MAP



NO.	DESCRIPTION

ARCHITECTURE AF

021 N 25th St  
 1000 4th St  
 1000 4th St

Sheet List

Level Sheet

A000

ARCHITECTURE AF

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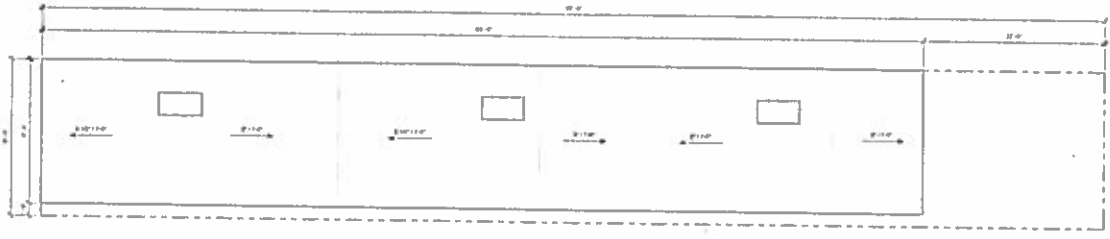
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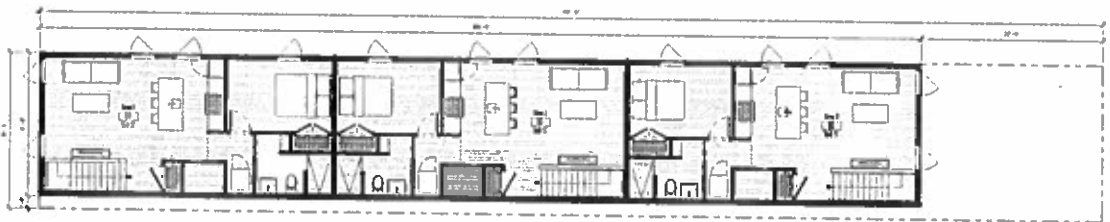
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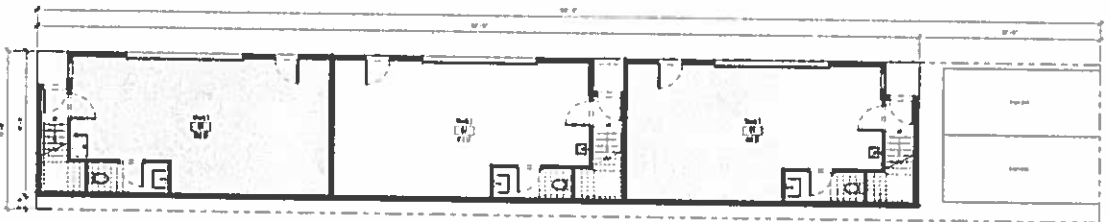
025 N 25th St



R2 Roof Plan



F2 Second Floor Plan



F1 First Floor Plan

A100

ARCHITECTURE AF

021 N 25th St

021 N 25th St  
Milwaukee WI 53221

Shoreline Building Co/Architect LLC

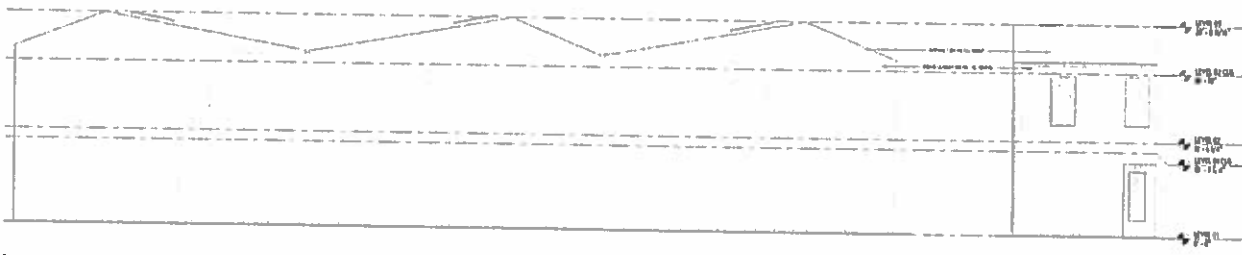
Architect  
Shoreline Building Co/Architect LLC  
1000 N. 1st St.  
Milwaukee WI 53221  
414.224.4444

021 N 25th St

No. Date  
1. 02/15/2017  
2. 03/01/2017

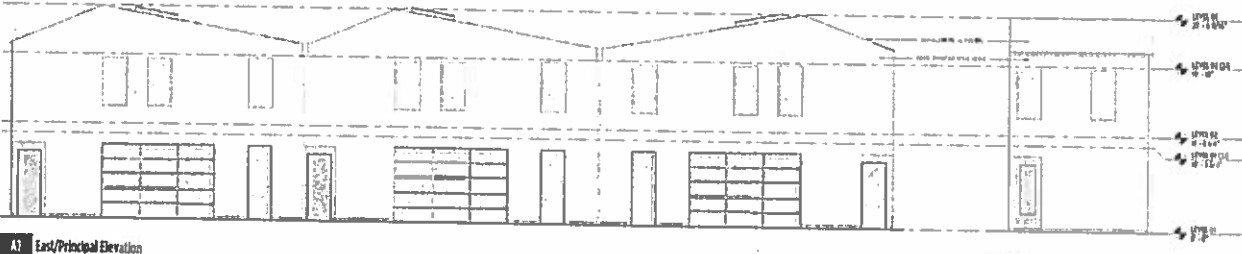
Interior Elevations

A200.0A



G1 West Elevation

G2 South Elevation



A1 East/Principal Elevation

A12 North Elevation



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: 821 N 25TH ST.

Date: 07-03-19

Tax Map #: E000-0380040 Fee \_\_\_\_\_

Total area of affected site in acres: 0.057

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

**Zoning**

Current Zoning: R-63 RESIDENTIAL (MULTI-FAMILY URBAN)

Existing Use: VACANT

**Proposed Use**

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

R-2 LIVE/WORK

Existing Use: VACANT

Is this property subject to any previous land use cases?

- Yes  No

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

Applicant/Contact Person: SARAH MILBERGER

Company: ARCHITECTURE AF

Mailing Address: 311 N 2ND ST.

City: RICHMOND

Telephone: (267) 481-4280

State: VA Zip Code: 23219

Email: SARAH@ARCHITECTURE.AF

Fax: ( )

Property Owner: DEWORTH RESTORATION ASSOCIATES LLC

If Business Entity, name and title of authorized signer: JOHN WHITWORTH - MEMBER

(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: 2511 O Street

City: Richmond

Telephone: (804) 243-2382

State: VA Zip Code: 23223

Email: jwhitworth@comcast.net

Fax: ( )

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

J.D Whitworth (JOHN D. WHITWORTH)

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

*July 3rd, 2019*

*Special Use Permit*

*821 N 25th Street, Richmond VA*

*Map Reference Number: E000-0380040*

Submitted to: City of Richmond  
Department of Planning and Development Review  
Land Use Administration  
900 E Broad Street, STE 511  
Richmond, VA 23219

Submitted by: Deworth Restoration Associates, LLC  
2511 O Street  
Richmond, VA 23223

Prepared by: Architecture AF  
311 N 2nd Street  
Richmond, VA 23219



## **Introduction**

The property owner, Deworth Restoration Associates LLC, requests a special use permit for 821 N 25th Street “the Property.” The special use permit would authorize the construction of a live-work building, of which some features do not conform to the R-63 zoning requirements applicable to the Property.

## **Existing Conditions**

### **Site Description**

The Property is a corner lot occupying the southeast corner of the intersection of 25th Street and O Street. Currently, the site is void of any structures as the previous structure on the lot was demolished in March of 2019. Long vacant, the building was severely blighted beyond repair and was demolished by the owner due to safety concerns (one of the chimneys had collapsed in on itself). Surrounding the Property are a mix of commercial and residential uses including single family detached and attached homes, as well as commercial structures and surface parking lots.

### **Existing Zoning**

The Property is zoned R-63. Per the zoning ordinance, the intent of the district is to “encourage development of medium density neighborhoods” and “provide opportunities for residents to live and work within the neighborhood.” R-63 zoning expands commercial uses for corner lots and encourages a streetscape that is urban in character by requiring minimal setbacks.

### **Master Plan Designation**

The Property fronts 25th Street and therefore falls within the 25th Street Commercial Corridor. According to the Master Plan, the “25th Street commercial corridor in the heart of Church Hill provides a number of retail services for the immediate neighborhood and larger community.” The property also falls within the Church Hill North Redevelopment Conservation Area outlined in the 2000-2020 Richmond Master Plan. According to the Master Plan, “The redevelopment area designation is intended to revitalize targeted area through programs designed to eliminate existing blight and the long-term conditions that result in deteriorating neighborhoods” and the Master Plan acknowledges that improving these areas “frequently result in land use changes as well.”

## Proposal

### Purpose of Request

The purpose of this request is to permit the redevelopment of underutilized property with a two story live-work building. The project would comply with the recommendations of the Master Plan and would be consistent with the intent of the R-63 zoning classification. However, there are certain feature requirements which are not met by the proposal. Including lot coverage and setbacks, as well as number of off street parking spaces provided. Therefore a special use permit is required.

### Project Summary

The proposed building would consist of three live-work units consistent with the historic live-work buildings of the past, where the ground floor is designated as commercial and the owner of the commercial space lives above. The proposed building would include approximately 3,734 gross square feet of floor area divided between 1,844 square feet of ground floor "work" space and 1,890 square feet of second floor "live" space. Live-work units are a permitted principal use in R-63 zoning districts and are regulated by the 2015 Virginia Construction Code in Section 419.

### Lot Coverage and Setbacks

The proposed building occupies 76.5% of the building lot, which is greater than the 65% lot coverage restriction in R-63 zoning districts. Despite the increased lot coverage, the building is two stories in height, as opposed to the four stories allowed on corner lots in R-63 zoning districts. The applicant believes that despite the increased lot coverage, the proposed building does not significantly increase allowable density on the site and maintains the scale and feel of the neighborhood.

The width and depth of the Property is 19' and 130' respectively, comprising a 2,470 square foot lot. In a R-63 zoning district, multifamily dwellings are required to be located on lots of not less than 4,000 square feet. Despite the fact the lot is undersized for the proposed building, the proposed building still falls under the intent of the Master Plan, which recognizes that improving a redevelopment conservation area "frequently result in land use changes as well." The historic lot may be undersized, but the live-work use conforms to the intent of the 25th Street Corridor as prescribed in the Master Plan as well as the increased allowable density and permitted uses of corner lots in the Richmond Zoning Ordinance.

The proposed building has a 1 ½ foot side yard setback, which exceeds the 5' side yard setback required by R-63 zoning. This setback matches the setback of the building demolished in March of 2019. The particularly narrow width of this corner lot presents a hardship when building any structure conforming to a 5' setback.

### Parking

The proposed building has two off street parking spaces which falls short of the three off street parking spaces prescribed by the Zoning Ordinance. The applicant believes that by providing one less space than required will not present a parking shortage. There is 130' of on street parking along O Street and 19' of on street parking along 25th street. This provides a minimum of 11 additional on street parking spaces. The only adjacent commercial building, 913 N 25th Street, has a large surface lot that exceeds parking requirements for the commercial tenant, Devita Dialysis. Along their O street lot line there is an additional 130' of on street parking available that could add an additional 10 spaces to be used by residents and visitors of 821 N 25th Street.

## Compatibility with R-63 Zoning Intent

District Intent: “encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.”

### *Proposal:*

- *Elimination of blight in missing tooth of the 25th Street Commercial Corridor*
- *Development of a structure whose principal use is live-work, providing “opportunities for residents to live and work within the neighborhood”*
- *Provision of a better pedestrian experience, greater convenience and greater economic viability.*
- *Increased walkability, appropriate scale and height of buildings ensure compatibility with surrounding uses and nearby medium density neighborhoods.*

District Intent: “The district regulations permit corner commercial uses that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.”

### *Proposal:*

- *Provide a corner structure that contains some commercial uses that benefit the residents of the neighborhood.*
- *Improve the streetscape along a 130' length of O Street that creates a better pedestrian experience and enhances the walkability of the neighborhood.*

District Intent: “The district regulations are also intended to promote a streetscape that is urban in character by requiring minimal building setbacks uninterrupted by parking areas along principal street frontages, and to enhance public safety and encourage an active pedestrian environment appropriate to the residential character of the district by providing for windows in building facades along street frontages.”

### *Proposal:*

- *Provides a structure that fronts the corner of O Street and 25th Street with no building setbacks in a way that promotes an active pedestrian environment.*
- *The design respects and reinforces its location by replacing a vacant lot with a building fronting the street with storefronts, windows. And primary entrances in a manner that is both consistent with the traditional buildings in the area and reflective of a desirable urban form.*
- *Proposed design completely eliminates interruptions / conflict with pedestrians due to driveways as all off site parking is accessed from the adjacent alley.*

## Findings of Fact

The following are factors indicated 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 special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development would offer needed services to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposal is consistent with the Master Plans designation of the Property as part of the 25th Street commercial corridor. The proposal is consistent with the R-63 zoning district that encourages pedestrian oriented neighborhoods, where residents can live and work.

***-Create hazards from fire, panic or other danger***

The proposed special use permit is to build live work units, which are a defined term in the Virginia Construction Code and as such have life safety design requirements outlined in the VCC Section 419. The proposal will follow all code requirements to minimize hazards from fire, panic or other danger.

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

The proposed special use permit will not cause undue crowding or concentration of population. The proposed two story building is consistent with the Property's location and conforms to the medium density neighborhood requirements outlined in Richmond's Master Plan and Zoning Ordinance.

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

The proposed special use permit 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 to adjacent properties will not be affected. The proposed building two story height is half the number of stories, and therefore half the height, permitted on a corner lot in R-63 Zoning. The adjacent neighbor at 819 N 25th Street only has one window facing the 821 N 25 Street lot line, and that window was previously obscured in the same manner by the structure that was demolished in March of 2019.