



Legislation Text

File #: ORD. 2023-342, **Version:** 1

To authorize the special use of the property known as 220 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions. (7th District)

O&R Transmittal

DATE: October 18, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 220 North 20th Street, for the purpose of up to five single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a residential use within an M-1 Light Industrial District. This use is not permitted within the M-1 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Shockoe Bottom neighborhood on North 20th between East Broad and East Grace Streets. The property is currently a 13,939 sq. ft. (.07 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." (p. 64)

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses: Institutional and government. (p. 64)

The current zoning for this property is M-1 Light Industrial District. Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally multi family residential, with some single family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is five units upon .07 acres or 71 units per acre.

COMMUNITY ENGAGEMENT: Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

FISCAL IMPACT: \$500 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

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