



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2025 – 016
3308 E Marshall Street
Special Use Permit



Alyson Oliver

February 4, 2025

SITE MAP

- ❑ Chimborazo neighborhood
- ❑ 11,023 Square Feet (0.253 acre)
- ❑ Mixed-Use Building Under Construction



PURPOSE:

To authorize the special use of the property known as 3308 East Marshall Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

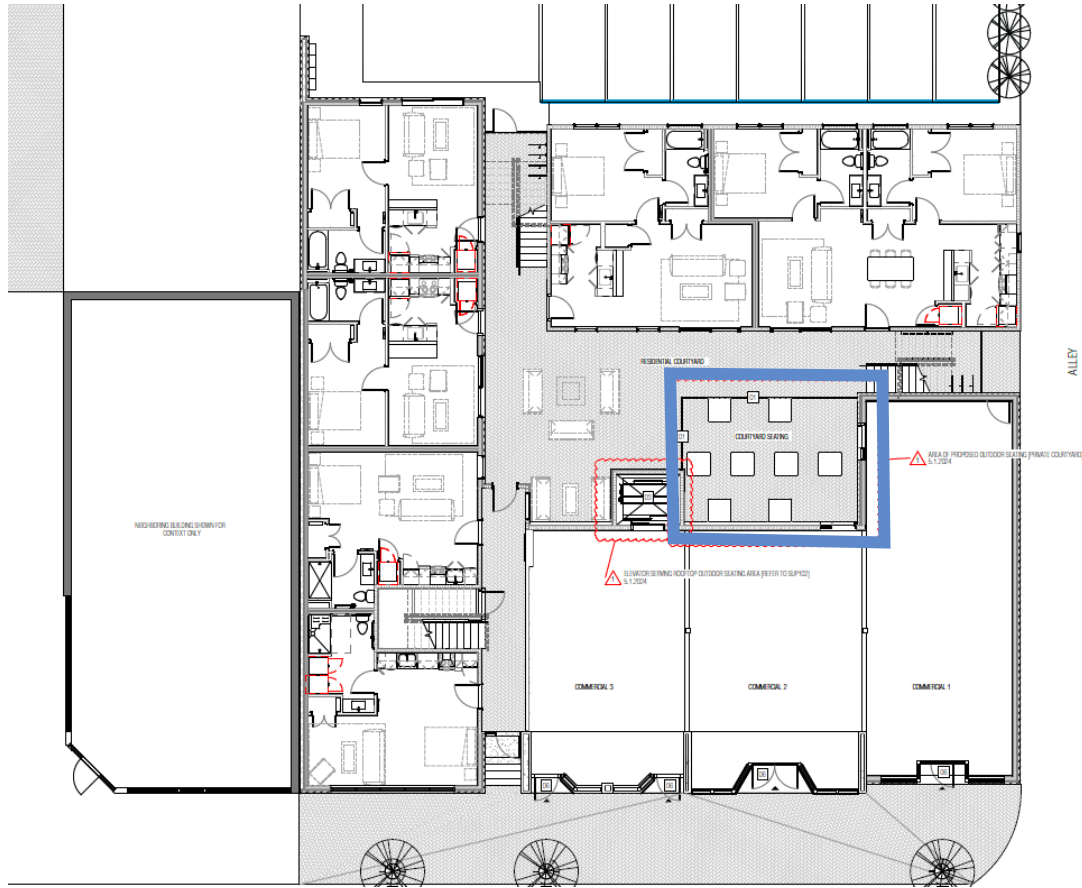
UB (Urban Business District)

The proposed does not meet following UB Standard:

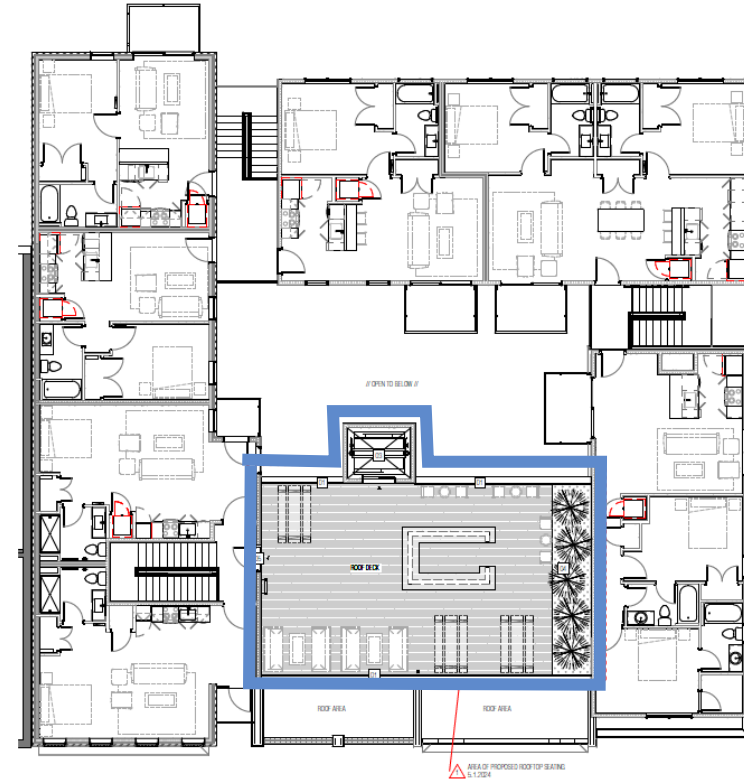
30-433.2(21)a

“No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district”





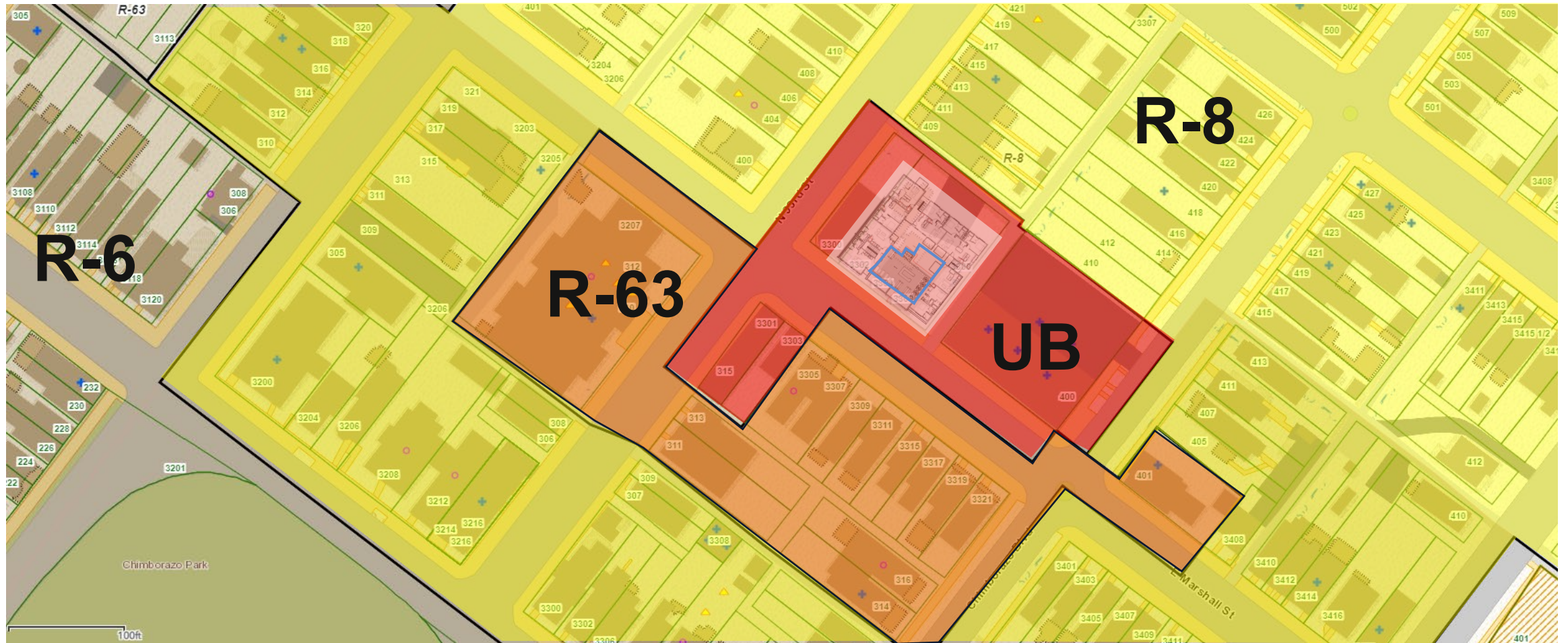
Ground Floor



Level 2



Surrounding Zoning



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

Neighborhood Mixed-Use. “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity:

2 to 4 stories.

Primary Uses:

Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), open space

Secondary Uses:

Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.



ORDINANCE CONDITIONS:

- The Special Use of the Property shall be as a mixed-use building with outdoor dining, substantially as shown on the Plans.
- Off-Street parking shall not be required for the Special Use.
- The Property shall not be used for outdoor dining before 6:00 a.m. and after 11:00 p.m.
- The outdoor dining area shall not exceed the maximum occupancy capacity allowed by the Virginia Uniform Statewide Building Code.
- All materials and site improvements shall be substantially as shown on the Plans and subject to the conditions of the Certificate of Appropriateness issued by the Commission of Architectural Review on October 24, 2023, in response to Application No. COA-098251-2021.

SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

The surrounding land uses are a mix of residential and institutional uses.

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Association of RVA and the Church Hill Central Civic Association of the proposed Special Use Permit. Staff has received one letter of support and two letters of opposition for this request .

STAFF RECOMMENDATION: APPROVAL

- Staff finds that the proposed changes remain aligned with the Master Plan recommendations for Neighborhood Mixed Use land uses, where “large multi-family buildings” and “retail/office/personal service” are recommended secondary uses. The building scale, as well as the proposed public right-of-way improvements align well with the development style recommended within Neighborhood Mixed-Use.
- Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit amendment request.