



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-138: To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and up to two dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 21, 2018

PETITIONER

Brandon Pearson

LOCATION

800 West Marshall Street

PURPOSE

To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and up to two dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to redevelop an existing two-story mixed-use building containing dwelling units and commercial space on the ground floor, to have a restaurant use within the first floor and basement, and up to two dwelling units. The property is currently located in the R-7 Single- and Two-Family Urban Residential District. The proposed restaurant use is not permitted within the R-7 District. A special use permit has therefore been requested by the applicant.

Staff finds that the proposed mixed-use of the property would be consistent with the Pulse Corridor Plan's land use recommendation for corner sites.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking due to the availability of mass transit and prevalence of pedestrian activity in the area.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

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

FINDINGS OF FACT

Site Description

The subject property consists of a 2,500 SF or .06 acre parcel of land improved with an existing two (2) story, 3,318 SF building constructed, according to tax assessment records, in 1930. The building is located at the northwest corner of Gilmer Street and West Marshall Street, in the City's Near West Planning District in the Carver neighborhood.

Proposed Use of the Property

The applicant is proposing to redevelop the existing mixed-use building to include a restaurant use within the first floor and basement, and up to two dwelling units.

Master Plan

The City of Richmond's Pulse Corridor Plan designates a land use category for the subject property as NMU (Neighborhood Mixed Use). "Neighborhood Mixed use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed use districts. They are an urban, walkable environment with limited neighborhood oriented uses incorporated along key commercial corridors and at corner sites." (City of Richmond, Pulse Corridor Plan, p. 29)

Zoning and Ordinance Conditions

The property is currently zoned R-7 Single and Two-Family Urban Residential District. The proposed restaurant use is not permitted within the R-7 District.

If approved, the special use permit would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a mixed-use building containing a restaurant and up to two dwelling units, substantially as shown on the Plans. Office uses and permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District pursuant to section 30-419.3(a) of the Code of the City of Richmond (2015), as amended, may be located within the areas identified as "bar," "dining," and "kitchen" on the Plans.

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

(c) No fewer than one on-site parking space shall be provided on the Property for the Special Use.

(d) Signage pertaining to the Special Use shall comply with the requirements for signage in the R-63 Multifamily Urban Residential District set forth in section 30-507.1 of the Code of the City of Richmond (2015), as amended.

(e) The hours of operation for any non-residential space on the Property shall be limited to the hours between 8:00 a.m. and 12:00 a.m. daily.

4 (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.

Surrounding Area

Properties to the north are located in the R-7 District. Properties to the east are located in the R-7 District and R-53 Multi-Family Residential District. Properties to the south are located in the B-4 Central Business District and M-1 Light Industrial District. Properties to the west are located in the R-7 District.

A mix of commercial, residential, mixed-use, industrial, and institutional land uses are present in the area.

Neighborhood Participation

The Carver Area Civic Improvement League was notified of this application and provided feedback to the applicant.

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