



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-134: To authorize the special use of the property known as 511 West Marshall Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2018

PETITIONER

Mudassar Iqbal

LOCATION

511 West Marshall Street

PURPOSE

To authorize the special use of the property known as 511 West Marshall Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to renovate and convert an existing single-family shell building into a dwelling containing three dwelling units served by six on-site parking spaces. The property is currently zoned R-6 Single-Family Attached Residential, which only authorizes single- and two-family dwellings. A special use permit is therefore required for the proposed three dwelling units.

The property was previously in the Department of Planning and Development Review's demolition program, but due to being situated in the Jackson Ward City Old and Historic District and due to its location on the block, the Department decided to stabilize the structure instead in 2014. In 2018, the property went through the Tax Sale program of the City and was acquired in order to be redeveloped.

Staff finds that the proposed use is aligned with the land use recommendation of the Pulse Corridor Plan which calls for providing single- and multi-family uses in the area.

Staff finds that the proposed use has been approved by the Commission of Architectural Review and would be an appropriate redevelopment of an historic property in the neighborhood.

Staff further finds that the use will not cause an undue burden on the availability of on-street parking in the area.

Staff 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 3,816 SF (.09 acre) parcel improved with the shell of a single-family residential dwelling built, according to tax assessment records, in 1855. The property is located in the Jackson Ward neighborhood of the Downtown Planning District on West Marshall Street between North Belvidere and North Henry Streets. The property is also located within the Jackson Ward City Old and Historic District and is subject to review by the Commission of Architectural Review.

Proposed Use of the Property

The applicant is proposing to convert a single-family dwelling shell into a 3-unit multi-family building served by six on-site parking spaces located to the rear of the dwelling.

Master Plan

The City of Richmond's adopted Pulse Corridor Plan designates a land use category for the subject property as 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." Recommended primary uses are single and multi-family residential. (City of Richmond, Pulse Corridor Plan, p. 31)

Zoning and Ordinance Conditions

The property is currently zoned R-6, Single-Family Attached Residential.

The special use permit ordinance would impose development conditions on the property, including:

3(a) The Special Use of the Property shall be as a multifamily dwelling containing up to three dwelling units, substantially as shown on the Plans.

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

(c) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review in accordance with applicable laws and regulations.

(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) Six off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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 west, north, and east of the subject property are within the same R-6 District as the subject property. Properties to the south, fronting on West Broad Street, are located within the B-4 Central Business District. A mix of commercial, mixed-use, and single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making at or below the Area Median Income (AMI)*

(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)

**(VHDA.com - For fee simple units with 20% down payment. Does not include taxes and private mortgage insurance costs)*

Neighborhood Participation

Staff has not received any letters of support or opposition for this application.

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