



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-023: To authorize the special use of the property known as 806 Cathedral Place for the purpose of permitting up to five rooms or groups of rooms for short-term rental, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 20, 2018

PETITIONER

Daniel Wassum

LOCATION

806 Cathedral Place

PURPOSE

To authorize the special use of the property known as 806 Cathedral Place for the purpose of permitting up to five rooms or groups of rooms for short-term rental, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 6,615 SF or .15 acre parcel of land improved with a four (4) unit multi-family dwelling (constructed, per tax assessment records, in 1865 as a single-family dwelling) and a detached garage. The property is located in the Fan neighborhood, adjacent to the Virginia Commonwealth University campus, and the Near West Planning District.

The applicant is proposing to use the existing multi-family dwelling and a proposed second floor of the existing garage for up to five rooms or groups of rooms for short-term rental. This use is not a permitted use, per the City's zoning ordinance. A special use permit is therefore required.

Staff finds the proposed use would be consistent with the mix of uses supported by the Downtown Plan.

Staff further finds that, with the provision of on-site parking and bicycle parking, the proposed use would not pose 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, with the following amendment to Condition 3(b) of the ordinance:

3(b) No rooms or groups of rooms used for short-term rental shall be rented to more than two adult persons per ~~room~~ bedroom at any given time.

FINDINGS OF FACT

Site Description

The subject property consists of a 6,615 SF or .15 acre parcel of land improved with a four (4) unit multi-family dwelling (constructed, per tax assessment records, in 1865 as a single-family dwelling) and a detached garage. The property is located in the Fan neighborhood, adjacent to the Virginia Commonwealth University campus, and the Near West Planning District.

Proposed Use of the Property

The applicant is proposing to use the existing multi-family dwelling and a proposed second floor of the existing garage for up to five rooms or groups of rooms for short-term rental.

Master Plan

The City's Downtown Plan designates the property as an Urban Center Area, "characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks." (2009 City Of Richmond, Downtown Plan, p. 3.29)

Zoning and Ordinance Conditions

The property is currently located in the R-73 Multi-family Residential zoning district.

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

3(a) The Special Use of the Property shall be as up to five rooms or groups of rooms that are used for short-term rental, as section 15.2-983(A) of the Code of Virginia (1950), as amended, defines the term "short-term rental."* Up to four of such rooms or groups of rooms shall be located in an existing multifamily dwelling, and one of such rooms or groups of rooms shall be located on the proposed second floor of an existing garage, all substantially as shown on the Plans.

(b) No rooms or groups of rooms used for short-term rental shall be rented to more than two adult persons per room at any given time.

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

(d) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

(e) The Owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use, as section 15.2-983(A) of the Code of Virginia (1950), as amended, defines the term "operator."*

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

- (g) No fewer than two long-term bicycle parking spaces shall be provided for the Special Use.
- (h) No fewer than four on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (i) Signage pertaining to the Special Use shall comply with the signage standards for uses permitted in R-73 Multifamily Residential District as set forth in section 30-507(2) of the Code of the City of Richmond (2015), as amended.

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*Pursuant to section 15.2-983(A) of the Code of Virginia (1950), as amended:

"Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

"Short-term rental" means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Surrounding Area

Adjacent and nearby properties are within the same R-73 Multifamily Residential District as the subject property.

Institutional land use predominates the area, with residential and public-open space land uses being present as well.

Neighborhood Participation

Local civic associations were notified of the proposal. The City has not received any letters of support or opposition.

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