



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-081: To authorize the special use of the properties known as 1809 and 1815 East Franklin Street for the purpose of uses allowed in the B-5 Central Business District, including dwelling units on the ground floor without the application of certain requirements of City Code §30-442.1(6), upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 1, 2019

PETITIONER

Lory Markham – Markham Planning

LOCATION

1809 and 1815 East Franklin Street

PURPOSE

To authorize the special use of the properties known as 1809 and 1815 East Franklin Street for the purpose of uses allowed in the B-5 Central Business District, including dwelling units on the ground floor without the application of certain requirements of City Code § 30-442.1(6), upon certain terms and conditions.

SUMMARY & RECOMMENDATION

These properties have recently been rezoned from the M-1 light industrial to the B-5 Central Business District. The applicant wishes to remove the street oriented commercial requirement from the properties fronting on East Franklin Street to allow solely for residential uses on the ground floor of existing buildings.

Staff finds that the proposed special use permit would enable residential redevelopment of properties that would contribute to the continued revitalization of the area and consistent with the mix of uses recommended by the Pulse Corridor Plan.

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 properties combined consist of 10,497 SF, (.24 acres) of land currently improved with historic structures and are located in the East Planning District of the Shockoe Bottom neighborhood. The property is also within the Shockoe Bottom Station Area of the Pulse Corridor Plan.

Proposed Use of the Property

Residential uses are intended for the subject property.

Master Plan

The City of Richmond's current Pulse Corridor Plan designates the subject property as Corridor Mixed Use (CMU). The Plan calls for specific characteristics within this category and is "...envisioned to provide for medium density pedestrian and transit oriented infill development to fill "missing teeth" of the corridor fabric. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment. Active commercial uses required on principal street frontages.

Ground floor residential uses should have street oriented facades with setbacks, front yards, porches, and balconies where appropriate. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street oriented commercial and priority street frontages. Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district." (City of Richmond, Pulse Corridor Plan, 2018)

Zoning & Ordinance Conditions

The current Zoning for the property is B-5 Central Business District, which permits a variety of uses, including dwelling units, provided that when such units are located within buildings fronting on streets designated as street oriented commercial frontage, a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building shall be devoted to other principal uses permitted in this district, and such uses shall have a depth of not less than 20 feet along the entire street oriented commercial frontage, except for ingress and egress. The subject property fronts on a street designated as street oriented commercial frontage.

The proposed special use permit ordinance would waive the requirements of the street oriented commercial designation through the following condition:

3(a) The Special Use of the Property shall consist of uses permitted in the B-5 Central Business District, provided that dwelling units shall be permitted on the ground floor of any buildings without the need for the Owner to comply with those provisions of section 30-442.1(6) of the Code of the City of Richmond (2015), as amended, which require that, when dwelling units are located within buildings fronting on streets designated as street oriented commercial frontage, (i) a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building shall be devoted to other principal uses permitted in this district and (ii) such uses shall have a depth of not less than 20 feet along the entire street oriented commercial frontage, except for ingress and egress.

Surrounding Area

A mix of B-5, B-5C and M-1 zoning districts are present in the vicinity. A mix of office, commercial, mixed-use, industrial, vacant, and residential land uses are present in the vicinity.

Neighborhood Participation

No letters in support of, or in opposition to, the proposed special use permit have been received.

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