



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-206: To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, to modify the parking requirements for 10 West Leigh Street, and to except the properties known as 12 West Leigh Street and 14½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 3, 2019

PETITIONER

Elizabeth Drucker Basch

LOCATION

10, 12, and 14 ½ West Leigh Street

PURPOSE

To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, to modify the parking requirements for 10 West Leigh Street, and to except the properties known as 12 West Leigh Street and 14½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed an amendment to the current Special Use Permit (Ord. No. 2018-012) for 10 West Leigh Street, to modify the parking requirement and to include the adjacent parcels to the west, known as 12 West Leigh Street and 14 ½ West Leigh Street.

The amended special use permit would establish the requirement that 10 off street parking spaces would be provided for use by the residential dwelling units located at 10 West Leigh Street, 12 West Leigh Street, and 14 ½ West Leigh Street. The parking spaces would be provided to the rear of 12 West Leigh Street and 14 ½ West Leigh Street and/or within 300 feet of the properties.

Staff finds the proposed amendment would be consistent with the principles of the Pulse Plan and 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 amendment 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.

FINDINGS OF FACT

Site Description

10 West Leigh Street consists of a 5,412 SF (.12 acre) parcel of land improved with a three story building constructed, according to tax assessment records, in 1920. 12 West Leigh Street consists of a 4,070 SF (.093 acre) parcel of land improved with a two story building. 14 ½ West Leigh Street consists of a 3,428 SF (.079 acre) parcel of land improved with a two story building constructed.

The parcels are located in the Downtown Planning District and the Jackson Ward neighborhood. The property is also located within the Jackson Ward City Old & Historic District and the Arts District Station Area of the Pulse Corridor Plan.

Proposed Use of the Property

Modified parking standards for 10, 12, and 14 ½ West Leigh Street. Specifically, the provision of 10 off-street parking spaces to the rear of 12 West Leigh Street and 14 ½ West Leigh Street and/or within 300 feet of the properties.

Master Plan

The City of Richmond's adopted 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)

Specifically for the Arts District Station Area, the Pulse Plan states "Neighborhood Mixed Uses in Jackson Ward support the existing medium-density residential development while allowing corner commercial and multi-family residential uses where appropriate" (p. 84).

Zoning and Ordinance Conditions

The properties are currently zoned R-63 - Multi-Family Urban Residential. 10 West Leigh Street is subject to Special Use Permit (Ord. No. 2018-012), which authorizes up to 14 dwelling units within the building.

The amended Special Use Permit amendment would include 12 West Leigh Street and 14 ½ West Leigh Street, and would require 10 off-street parking spaces to be provided to the rear of 12 West Leigh Street and 14 ½ West Leigh Street and/or within 300 feet of the properties.

Surrounding Area

The properties are currently zoned R-63 Multi-Family Urban Residential, as are surrounding parcels. A mix of commercial, residential, office, and institutional land uses are present in the area.

Neighborhood Participation

Staff notified the Historic Jackson Ward Association and adjacent property owners of the proposed amendment. No letters of support or opposition have been received.

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