



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-111: To authorize the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 2, 2018

PETITIONER

Ben Adamson

LOCATION

1208 and 1212 McDonough Street
314, 316, 318, and 322 West 12th Street

PURPOSE

To authorize the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has proposed a mixed-use building containing up to thirty-three (33) dwelling units and commercial space, with the option for outdoor dining to the rear of the proposed building. This type of development is not permitted by the underlying zoning of the property. A Special Use Permit is therefore required.

Staff finds that the proposed development would support a mix of uses consistent with the General Urban Area land use category and permitted in adjacent R-63 Multifamily Urban Residential District and B-6 Mixed-Use Business District.

Staff further finds that the proposed development would contribute to the continued revitalization of the area, at a residential density within the range of residential densities of recent developments in the area.

Staff further finds that the proposed development would be consistent with the height of the existing mixed-use building across McDonough Street. The proposed development would also acknowledge existing adjacent two-family dwelling units on McDonough Street and West 12th Street by stepping down to three stories as the building approaches the side property lines.

Staff further finds that, with the provision of off-street parking to the rear of the building and bicycle parking, the proposed development would not pose an undue burden on the availability of on-street parking 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 proposed development is located in the Manchester neighborhood in the City's Old South Planning District, at the southeast corner of the intersection of McDonough and West 12th Streets. The subject properties, combined, consist of 28,285 SF (0.65 acres) of land and are currently unimproved.

Proposed Use of the Property

The applicant has proposed a mixed-use building containing up to thirty-three (33) dwelling units and commercial space, with the option for outdoor dining to the rear of the proposed building. The density of the parcel if developed as proposed would be approximately 51 units per acre.

Master Plan

The City of Richmond's Downtown Plan designates a future land use category for the subject property as Downtown General Urban Area. The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. A recommended residential density is not specified for this future land use category.

Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. (City of Richmond, Downtown Master Plan, 2009, p.3.23)

Zoning and Ordinance Conditions

The subject property is located in the R-8 Urban Residential Zoning District.

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

3(a) The Special Use of the Property shall be a mixed-use building containing up to 33 dwelling units and ground floor commercial space, substantially as shown on the Plans. The uses allowed within the commercial space shall be limited to office use and the 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.

(b) No fewer than 33 on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

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

(d) All building materials, material colors, and site improvements including landscaping, shall be substantially as shown on the Plans.

(e) All site improvements, including installation of trees and vegetation screening on the Property, shall be substantially as shown on the Plans. The vegetation screening shall follow the planting and fence/wall requirements of Buffer "A", Buffer "C", or "Buffer H" as set forth in section 30-710.13(2)(b) of the Code of the City of Richmond (2015), as amended.

(f) The height of the Special Use shall not exceed the height as shown on the Plans. [Three to four stories]

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

(h) Prior to the issuance of any final certificate of occupancy for the Special Use, the Property shall be consolidated into one parcel, substantially as shown on the Plans, by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(i) Exterior bicycle parking for no fewer than 20 bicycles shall be provided on the Property.

(j) Operations of the commercial space shall cease by no later than 11:00 p.m. daily.

(k) The open space area located between the building and parking area may contain an outdoor dining area accessory to a restaurant located within the commercial space of the building, consistent with sections 30-419.3(a)(5)(c) through (e) of the Code of the City of Richmond (2015), as amended.

No such outside area shall be open to patrons between the hours of 10:00 p.m. and 7:00 a.m.

The occupancy of the outdoor dining area shall be limited to no more than 48 patrons.

The owner shall submit a layout plan for the outdoor dining area to the Director of Planning and Development Review. The Director shall review the layout plan and, if the Director finds that the outdoor dining area as proposed in the layout plan meets the criteria set forth in section 30-1030.4 of the Code of the City of Richmond (2015), as amended, the Director shall approve the layout plan. The outdoor dining area shall not be constructed until the Director has approved the layout plan. Any outdoor dining area constructed must conform to the approved layout plan.

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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including installation of a street tree, substantially as shown on the Plans.

Surrounding Area

Adjacent properties to the south and west are located in the R-8 Urban Residential Zoning District. Properties to the north and east are located in the R-63 Multifamily Urban Residential District and B-6 Mixed-Use Business District.

A mix of commercial, office, vacant, public-open space, single-, two- and multifamily land uses are present in the vicinity, including a surface parking lot across West 12th Street, and a four-story, 129-unit mixed-use building across McDonough Street.

Neighborhood Participation

Staff has received a letter of support from the Manchester Alliance for this application.

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