



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-174 - To amend and reordain Ord. No. 64-161-147, adopted Jun. 22, 1964, which authorized the use of certain real estate situated on the north side of Franklin Street beginning at a point 60.5 feet west of the west line of Adams Street, fronting 104.25 feet on the north side of Franklin Street and extending back between parallel or nearly parallel lines 200.5 feet, also known as the property located at 104 West Franklin Street, for the purpose of the construction and occupancy of an apartment building, to modify the off-street parking space requirements, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2020

PETITIONER

Lory Markham – Markham Planning

LOCATION

104 West Franklin Street

PURPOSE

To amend and reordain Ord. No. 64-161-147, adopted Jun. 22, 1964, which authorized the use of certain real estate situated on the north side of Franklin Street beginning at a point 60.5 feet west of the west line of Adams Street, fronting 104.25 feet on the north side of Franklin Street and extending back between parallel or nearly parallel lines 200.5 feet, also known as the property located at 104 West Franklin Street, for the purpose of the construction and occupancy of an apartment building, to modify the off-street parking space requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 20326 SF or .47 acre parcel of land improved with a 204 unit multi-family apartment building constructed, per tax assessment records, in 1963. The property is located in the Monroe Ward neighborhood within the City's Downtown Planning District along West Franklin Street between North Adams and North Jefferson Streets. The property is also located within the Arts District Station area of the City's Bus Rapid Transit (Pulse) Corridor.

The applicant is requesting to amend the current special use permit ordinance in order to modify the parking requirements for the multi-family dwelling. The property is currently served by 145 off-street parking spaces, 57 of which are located on the subject property in a below grade parking garage. The remaining 88 spaces are located in surface parking areas at 104, 108 and 109 West Grace Street.

Staff finds that the property is within the Arts District Station Area of the City's Pulse Corridor Plan and that the proposed amendment is aligned with the Plan's future land use category of Downtown

Mixed-Use wherein surface parking is prohibited as a principle use and parking requirements are substantially less or eliminated.

Staff finds that the proposed amendment would enable existing surface parking areas to be available for redevelopment consistent with 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 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

The subject property consists of a 20326 SF or .47 acre parcel of land improved with a 204 unit multi-family apartment building constructed, per tax assessment records, in 1963. The property is located in the Monroe Ward neighborhood within the City's Downtown Planning District along West Franklin Street between North Adams and North Jefferson Streets. The property is also located within the Arts District Station area of the City's Bus Rapid Transit (Pulse) Corridor.

Proposed Use of the Property

The applicant intends to maintain the property as a 204-unit multi-family building with 57 on-site parking spaces.

Pulse Corridor Plan

The City of Richmond's current Pulse Corridor Plan designates the subject property as Downtown Mixed-Use which "...features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated. Potential future zoning districts: B-4, RF-2 (City of Richmond, 2017)

Specifically for the Arts District Station Area, the Pulse Corridor Plan states "The Downtown Mixed-Uses along W. Broad Street and throughout Monroe Ward encourage the redevelopment of surface parking lots and underutilized buildings into high-density buildings that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal

driveway entrances. The future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood.”

Zoning and Ordinance Conditions

The current zoning designation for this property is RO-3 (Residential Office District). The City's Zoning Administration reviewed the application and provided the following comments:

Please be advised of the following zoning regulations that are not met, thus necessitating the special use permit. Items not met are in bold.

Under the proposal, the off-street parking requirement will not be met. For the 204 units within the building, 145 parking spaces have been required/provided (some of the required spaces are nonconforming (“grandfathered”)). **Only 57 spaces are proposed, which does not meet the off-street parking requirement of the RO-3 district (Sec. 30-710.1(a)(4)a).**

Within the B-4 Zoning District, 1 parking space per 4 dwelling units would be required. This equates to approximately 50 parking spaces, which is less than the amount of parking spaces proposed by the special use permit amendment.

If approved, the amended special use permit ordinance would include the following new conditions:

1(d) A parking attendant may be provided for the on-site parking area on the subject property but shall not be required.

(e) The off-site parking spaces shown in the area labelled as “Tract 2” on the survey entitled “ALTA/NSPS Land Title Survey,” prepared by Landmark – fleet Surveyors, P.C., and undated, a copy of which is attached to and made a part of this amendatory ordinance, shall not be required to be utilized for the subject property.

Surrounding Area

Adjacent properties along West Franklin Street are in the same RO-3 District as the subject property. Property to the north is located in the B-4 District.

A mix of office, commercial, institutional, mixed use, and multi-family residential land uses are present in the vicinity.

Neighborhood Participation

The City's Land Use Administration has notified the Downtown Neighborhood Association, and area residents and property owners regarding this application. Staff has not received correspondence regarding this application.

Staff Contact: Jonathan Brown, Land Use Administration 804-646-5734