



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2018-162:** To authorize the special use of the property known as 526 North Boulevard for the purpose of office uses, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 18, 2018

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#### **PETITIONER**

Rob Lanphear

#### **LOCATION**

526 North Boulevard

#### **PURPOSE**

To authorize the special use of the property known as 526 North Boulevard for the purpose of office uses, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested a special use permit to allow the property to continue to be used for office use, which is not a permitted use in the R-48 Multifamily Residential District.

A 1976 Certificate of Occupancy allowed for three medical offices on the first floor, two apartments on the second floor, and two apartments on the third floor. The first floor currently contains a legal non-conforming office use. The upper floors also contain office uses. The proposed special use permit would provide authorization for all office uses within the building. No external changes to the building are proposed as part of the special use permit approval.

Staff finds that the subject property is adjacent to an area designated for Neighborhood Commercial land use and is adjacent to parcels zoned B-2 Community Business. Moreover, the subject property is surrounded by commercial and institutional uses. The office use intended to be authorized by this special use permit is an appropriate use for this mixed-use 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.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Museum District neighborhood in the City's Near West Planning District. The property is also located in the Boulevard City Old & Historic District. The subject property consists of 6,675 SF (.15 acres) of land and is currently improved with a three-story, 5,627 SF building constructed, per tax assessment records, in 1910.

### **Proposed Use of the Property**

The applicant is requesting a special use permit to allow for the continued office use within an R-48 Multi-family Residential district.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Single Family Low Density (SF-LD) uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133)

### **Zoning and Ordinance Conditions**

The property is currently zoned R-48 Multifamily Residential. This special use permit would impose additional conditions on the property, including:

3(a) The use of the Property shall be as office uses, including business, professional, and administrative offices, and studios of writers, designers, and artists engaged in the graphic arts, substantially as shown on the Plans and the survey attached to and made a part of this ordinance. The second and third floors of the Property may be used for residential use. No more than three dwelling units shall be permitted on the Property.

(b) No fewer than ten on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the survey attached to and made a part of the ordinance.

(c) Signage pertaining to the Special Use shall not exceed 12 square feet in area and shall not be freestanding. Signage pertaining to the Special Use shall also comply with the requirements of the Commission of Architectural Review.

(d) No fewer than eight bicycle parking spaces shall be provided on the Property.

### **Surrounding Area**

The property is currently zoned R-48 Multifamily Residential, as are properties to the north, east, and south. Properties to the west are located in the B-2 Community Business District. A mix of institutional, commercial, office, single- and multifamily land uses are present in the vicinity.

### **Neighborhood Participation**

Staff has not received any letters of support or opposition for this application.

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