



## CITY OF RICHMOND

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

**Ord. No. 2017- 233:** To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 4, 2017

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#### **PETITIONER**

Zarina Fazaldin

#### **LOCATION**

508 St. James Street

#### **PURPOSE**

To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to rehabilitate an existing, two-story, 6,520 SF, vacant building for the use as a multi-family building. The property is currently located in the R-6 Single Family Attached Residential Zoning District, which does not permit multi-family buildings as a principal use. A special use permit is therefore required. The property is in the Historic Jackson Ward community and will be subject to the review of the Commission of Architectural Review.

Staff finds that the proposal would be consistent with the master plan and would rehabilitate an historic structure within the neighborhood.

Staff further finds that the proposal 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.

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## **FINDINGS OF FACT**

### **Site Description**

The proposed development is located in the Jackson Ward neighborhood and the Jackson Ward City Old & Historic District. The property is comprised of .18 acres and is currently improved with a two-story building constructed, per tax assessment records, in 1915.

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

The proposed development of the property will include rehabilitating and converting the existing building for the construction of four (4) residential units. One unit will serve as the property owners' residence. Units will range from approximately 1,285 to 3,790 square feet. The proposed density of the four (4) units, if developed as proposed, would be approximately 22 units per acre, similar to surrounding properties.

The proposal includes one (1) dedicated off-street parking space for each unit located in the rear of the building off of the existing alley as well as dedicated refuse and recycling areas and outdoor patio space on the southern side of the building, and secure bicycle parking.

### **Master Plan**

The City of Richmond's current Downtown Master Plan designates a future land use category for the subject property as Downtown General Urban Area which is characterized by medium sized buildings and mixed-use blocks. The Jackson Ward neighborhood "...represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings." (City of Richmond Downtown Plan, p. 3.24)

### **Zoning and Ordinance Conditions**

The property is currently located in the R-6, Single Family Attached Residential zoning district.

The following are selected conditions from the Ordinance:

3(a) The use of the Property shall be as a multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.

(b) Site improvements shall be substantially as shown on the Plans. Building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(c) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

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

(e) Secure storage for no fewer than four bicycles shall be provided within the building on the Property for use by the dwelling units.

(f) No fewer than four off-street parking spaces shall be provided, substantially as shown on the Plans.

**Surrounding Area**

The subject property and all surrounding properties are located in the R-6 Single Family Attached Residential Zoning District. The property is currently surrounded by primarily 2-story single- and multi-family buildings on St. James, Clay, and Leigh Streets.

**Neighborhood Participation**

Land Use Administration staff received a letter of support.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division 804-646-5734