



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-190: To authorize the special use of the property known as 200 West Marshall Street for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in City Code § 30-440.1, concerning permitted principal and accessory uses in the B-4 Central Business District, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2023

PETITIONER

Bruce Vanderbilt, Vanderbilt LLC

LOCATION

200 West Marshall Street

PURPOSE

To authorize the special use of the property known as 200 West Marshall Street for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in City Code § 30-440.1, concerning permitted principal and accessory uses in the B-4 Central Business District, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting a Special Use Permit to authorize a mixed-use building that allows for B-4 uses, excluding Adult Entertainment; Auto Rental; and Parking Decks, within an RO-2 Residential-Office District. While the mixed-use building is permitted, certain uses permitted in the B-4 district are not allowed in the RO-2 district. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the mix of uses within the Neighborhood Mixed-Use category.

Staff further finds that this use is not disruptive of the existing fabric of the neighborhood as the mixed-use building is a common use found throughout the area.

Staff also finds that the proposed use is consistent with Objective 1.3 to support the growth of jobs and housing in Nodes. The property is within the Jackson Ward National/Regional Node, which is considered a Priority Growth Node.

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.

FINDINGS OF FACT

Site Description

The property is in the Jackson Ward neighborhood between North Madison Street and Brook Road. The property is currently a 8,931 sq. ft. (0.205 acre) parcel of land improved with a two-story building.

The current zoning for the property is RO-2 – Residential-Office District. All adjacent and nearby properties are located primarily within the same RO-2 district. The next closest zoning district is the Downtown District. The area is generally single-family attached residential and commercial properties.

Proposed Use of the Property

A mixed-use building.

Master Plan

The Richmond 300 Master Plan designates this property as Neighborhood Mixed-Use, which is defined as, “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for the property is RO-2 – Residential-Office District. The following conditions of the proposed development do not comply with the current zoning regulations:

PERMITTED USES

Section 30-426.1 – Permitted principal uses.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a mixed-use building, in which any of the principal and accessory uses set forth in section 30-440.1 of the Code of the City of Richmond (2020), as amended, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted.
- Signs shall be subject to the terms and conditions of the underlying RO-2 Residential-Office District.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are primarily residential and commercial properties.

Neighborhood Participation

Staff notified area residents, property owners, and the Historic Jackson Ward Civic Association. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Associate Planner, Land Use Administration, 804-646-7319