



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-021: To amend and reordain Ord. No. 2008-192-194, adopted Sept. 8, 2008, as previously amended by Ord. No. 2009-45-125, adopted Jun. 22, 2009, which authorized the special use of the property known as 305 North 18th Street for the purpose of a mixed-use, multifamily dwelling and allowed the alteration of the design of the building, to modify the site plan and on-site parking requirements, upon certain terms and conditions

To: City Planning Commission
From: Land Use Administration
Date: February 22, 2022

PETITIONER

CB Richmond Associates represented by John Grier

LOCATION

305 North 18th Street

PURPOSE

To amend and reordain Ord. No. 2008-192-194, adopted Sept. 8, 2008, as previously amended by Ord. No. 2009-45-125, adopted Jun. 22, 2009, which authorized the special use of the property known as 305 North 18th Street for the purpose of a mixed-use, multifamily dwelling and allowed the alteration of the design of the building, to modify the site plan and on-site parking requirements, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the M-1 Light Industrial Zoning District and dwelling units are not permitted uses in this district. Ordinance number 2008-192-194 authorized 192 dwelling units and required a swimming pool and clubhouse to be located on the roof of the proposed structure. Ordinance number 2009-45-125 amended the special use to remove this requirement for rooftop amenities.

The multifamily residential dwelling units were constructed in 2010. Parking is provided at a ratio of one space per dwelling unit. A total of 173 parking spaces are provided on-site and 31 spaces are located off-site within a 1,000 foot radius. The proposed amendment seeks authorization to construct an on-site swimming pool and deck in an area currently used for off-street parking. For this to be accomplished, a reduction of the minimum on-site parking requirements is necessary. Therefore a special use permit amendment is requested.

Staff finds that the proposed development would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use is Destination Mixed-Use where the existing multi-family dwellings are a primary use.

The original ordinance required that a minimum of one parking space per unit still be provided, through a combination of on-premises and off-premises parking. The proposed revision eliminates the requirement for the provision of off-street parking.

Staff agrees with the applicant that the proposed use would not pose an undue burden on the availability of on-street parking in the area, and would be consistent with the recommended land use in Richmond 300 and within the 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 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 authorizing a reduction of parking and the addition of resident amenities.

FINDINGS OF FACT

Site Description

The subject property has a principal frontage on North 18th Street as well as frontage along East Marshall Street to the north, East Broad Street to the south, and North Cedar Street to the east. The property is approximately 1.54 acres and is improved with a mixed-use building containing multifamily dwelling units above ground floor commercial uses.

Proposed Use of the Property

Modification to mixed-use development to install resident amenities

Master Plan

The City's Richmond 300 Master Plan designates the property for Destination Mixed-Use which consists of Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. It is generally located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is 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. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

Zoning and Ordinance Conditions

An ordinance for a mixed-use multifamily building, allowing 192 dwelling units and 8,000 square feet of commercial space, was adopted on September 8, 2008 (Ordinance No. 2008-192-194). An amendatory ordinance was adopted on June 22, 2009 (Ordinance No. 2009-45-125), allowing the alteration of the design of the building and an increase to 204 dwellings units, upon certain terms and conditions. The 2009 ordinance required parking spaces at a minimum of one space per dwelling unit (173 provided on-site and 31 provided off-site within a 1,000' radius of the East Broad Street entrance). This proposed amendatory ordinance requests to construct a pool and sun deck on the property as accessory uses to the multifamily dwellings and reduce the parking requirement for all uses on the property to 168 parking spaces provided on-site. The ordinance requests to remove the required 31 off-site spaces due to the lack of demand for these spaces. On-street parking spaces in the underlying M-1 zoning district have been credited towards the parking requirement since the previous 2009 ordinance.

If adopted, the Amended Special Use Permit would impose the following conditions on the property, including:

(g) The use of the property shall be a mixed-use development with a maximum of 204 dwelling units and a minimum of 8,000 square feet of commercial space within the first or ground floor of the structure along the East Broad Street and North 18th Street frontages and configured and arranged substantially as depicted on the plans attached to Ordinance No. 2009-45-125, adopted June 22, 2009, except as modified by the plans entitled "Construction Area of Pool and Sun Deck," prepared by Emerson-Roper Companies, and dated June 9, 2021, and as shown on sheets A.1 and A.2 of the plans entitled "Cedar Broad Pool, Richmond, Virginia," prepared by Walter Parks Architect, and dated June 28, 2021, copies of which are attached to and made a part of this amendatory ordinance. Any permitted principal use allowed within the B-6 Mixed-Use Business Zoning District shall be permissible within the designated commercial spaces of the proposed building as shown on the plans attached to Ordinance No. 2009-45-125, adopted June 22, 2009, except as modified by the plans entitled "Construction

Area of Pool and Sun Deck,” prepared by Emerson-Roper Companies, and dated June 9, 2021, and as shown on sheets A.1 and A.2 of the plans entitled “Cedar Broad Pool, Richmond, Virginia,” prepared by Walter Parks Architect, and dated June 28, 2021, copies of which are attached to and made a part of this amendatory ordinance.

(h) One bedroom dwelling units shall be a minimum of 500 square feet in area. Two bedroom dwelling units shall be a minimum of 700 square feet in area. Three bedroom dwelling units shall be a minimum of 900 square feet in area. All dwelling units within the building shall contain an average of no less than 600 square feet in area.

(i) Final exterior building materials shall be as shown on the plans attached to Ordinance No. 2009-45-125, adopted June 22, 2009, except as modified by the plans entitled “Construction Area of Pool and Sun Deck,” prepared by Emerson-Roper Companies, and dated June 9, 2021, and as shown on sheets A.1 and A.2 of the plans entitled “Cedar Broad Pool, Richmond, Virginia,” prepared by Walter Parks Architect, and dated June 28, 2021, copies of which are attached to and made a part of this amendatory ordinance. With the exception of improvements shown on such plans, copies of which are attached to and made a part of this amendatory ordinance, alternative building materials may be used, subject to the approval of the Director of Planning and Development Review. The following exterior materials and their colors shall be subject to the approval of the Director of Planning and Development Review prior to the issuance of any applicable building permits:

1. The fiber cement panel system.
2. The perforated metal screen and open grating around the parking area.
3. The painted steel balcony railings.
4. The rusticated brick units and the color of the brick types.

(j) Any encroachments existing, proposed on the attached 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 (2020), as amended.

(k) All signage on the site must comply with the sign regulations for the B-6 Mixed-Use Business Zoning District, as set forth in section 30-518 of the Code of the City of Richmond (2020), as amended.

(l) Parking spaces shall be provided at a minimum ratio of one parking space per dwelling unit. One hundred sixty-eight on-site parking spaces shall be provided to serve the use or uses of the properties configured and arranged substantially as depicted on the plans attached to Ordinance No. 2009-45-125, adopted June 22, 2009, except as modified by the plans entitled “Construction Area of Pool and Sun Deck,” prepared by Emerson-Roper Companies, and dated June 9, 2021, and as shown on sheets A.1 and A.2 of the plans entitled “Cedar Broad Pool, Richmond, Virginia,” prepared by Walter Parks Architect, and dated June 28, 2021, copies of which are attached to and made a part of this amendatory ordinance. A maximum of 30 percent

of these spaces are permitted to meet the dimensions of a compact parking space as defined by section 30-710.3:1(a) of the Code of the City of Richmond (2020), as amended.

(m) Landscaping, lighting, and streetscape improvements shall be provided, substantially as depicted on LP1 and LP2 of the plans attached to Ordinance No. 2009-45-125, adopted June 22, 2009, except as modified by the plans entitled "Construction Area of Pool and Sun Deck," prepared by Emerson-Roper Companies, and dated June 9, 2021, and as shown on sheets A.1 and A.2 of the plans entitled "Cedar Broad Pool, Richmond, Virginia," prepared by Walter Parks Architect, and dated June 28, 2021, copies of which are attached to and made a part of this amendatory ordinance, and in accordance with the required permits issued by the Urban Forestry Division of the Department of Public Works and by the Department of Public Utilities.

Surrounding Area

Properties to the north, south and east are located in the B-5 Central Business District and contain a variety of uses including mixed use buildings, industrial uses, single-family dwellings, offices, and a park.

Neighborhood Participation

Staff notified area residents and property owners and the Shockoe Partnership. No letters of opposition or support have been received.

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