



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-295: To authorize the special use of the property known as 500 West Marshall Street for the purpose of a two-family dwelling and a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2016

PETITIONER

Jay Som

LOCATION

500 West Marshall Street

PURPOSE

To authorize the special use of the property known as 500 West Marshall Street for the purpose of a two-family dwelling and a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 0.105 acre (4,574 SF) parcel improved with a two-family dwelling at the corner of West Marshall Street and North Henry Street and a vacant accessory structure (former garage) fronting North Henry Street. The property is located in the Jackson Ward neighborhood and Downtown (Jackson Ward) planning district and is also located in the Jackson Ward City Old & Historic District.

The applicant is proposing multi-family use of the accessory structure, which is not permitted by the underlying zoning of the property. A special use permit is therefore required.

Staff finds that the proposed use would be consistent with development pattern of the General Urban Area of the Downtown Plan and would contribute to a range of housing types, styles and prices in the neighborhood. No residential density is specified for the General Urban Area, however, the density of the proposed development would be in keeping with the range of densities present in the neighborhood.

Staff further finds that the subject property is located within a historic, pedestrian-oriented area with limited opportunities for off-street parking. However, the subject property would be provided with up to one off-street parking space and is currently situated with access to mass transit that will be expanded with the bus rapid transit system along Broad Street.

Staff further finds the proposal would be an appropriate use of a historical building and would include improvements to the right-of-way, including the installation of new sidewalk and granite curbing to improve the pedestrian experience along the subject property.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.105 acre (4,574 SF) parcel improved with a two-family dwelling at the corner of West Marshall Street and North Henry Street and a vacant accessory structure (former garage) fronting North Henry Street. The property is located in the Jackson Ward neighborhood and Downtown (Jackson Ward) planning district and is also located in the Jackson Ward City Old & Historic District.

Proposed Use of the Property

A two-family dwelling and a multifamily dwelling containing up to three dwelling units, at a density of approximately 48 units per acre.

Master Plan

The subject property falls within a General Urban Area of the Jackson Ward district, as established by the Richmond Downtown Plan. Such areas are “characterized by medium-density, mixed-use development, distributed along medium-sized blocks...This district is characterized by single-family homes, sideyard houses, rowhouses, and small multi-family buildings, such as duplexes, triplexes, and quads These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. Buildings...are typically no more than three stories in height. The buildings are setback from the street behind a narrow landscaped front yard. The front yard is landscaped to match the public frontage. Uses are less restricted. Parking is located on-street, or at the rear of the lot. If rear alleys exist, parking is accessed from the alley” (p. 3.23).

The Richmond Master Plan lists general polices for new housing throughout the City, including: “Promote the development of new, high-quality housing” and “encourage the development of a range of housing types, styles and prices” (p. 100).

Zoning & Ordinance Conditions

The subject property is located within the R-6 Single-Family Attached Residential District and would be subject to the R-6 zoning regulations as well as development conditions, including:

The use of the Property shall be a two-family dwelling and a multifamily dwelling containing up to three dwelling units, served by up to one on-site parking space, substantially as shown on the Plans.

Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) the signage permitted by section 30-506 of the Code of the City of Richmond (2015), as amended.

All building materials, material colors, and site improvements shall be substantially as shown on the Plans, subject to the requirements of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2015), as amended.

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.

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

The Owner may subdivide the Property substantially as shown on the Plans, by obtaining the required approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets

The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including installation of sidewalk, granite curbing, and an entrance along Henry Street

Surrounding Area

All adjacent properties are located within the same R-6 Single-Family Attached Residential District as the subject property. A mix of residential (single-, two-, and multi-family), commercial, mixed-use, and institutional land uses are present within the vicinity.

Neighborhood Participation

Staff sent notice of the application to the Historic Jackson Ward Association and Councilman Samuels.

A letter of support was received from the Historic Jackson Ward Association. Several residents within the neighborhood contacted staff to voice concerns with the proposal.

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