



## CITY OF RICHMOND

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

**Ord. No. 2018-012:** To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 5, 2018

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#### **PETITIONER**

Bruce Shirley

#### **LOCATION**

10 West Leigh Street

#### **PURPOSE**

To authorize the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 5,412 SF or .12 acre parcel of land improved with an existing three-story, 14,268 SF vacant building constructed, according to tax assessment records, in 1920. The building is located in the Downtown Planning District, the Jackson Ward neighborhood, and the Jackson Ward City Old & Historic District.

The applicant is proposing up to 14 dwelling units within the existing building. The property is currently located in the R-63 Multi-Family Urban Residential District. The proposed multifamily use is permitted, however it exceeds the permitted number of dwelling units. A special use permit has therefore been requested by the applicant.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking due to the provision of off-street parking, bicycle storage, and mass transit options.

Staff further finds that the proposed development would be an appropriate rehabilitation of an historic structure that is consistent with the land use recommendations of the Pulse Corridor Plan.

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 subject property consists of a 5,412 SF or .12 acre parcel of land improved with an existing three-story, 14,268 SF vacant building constructed, according to tax assessment records, in 1920. The building is located in the Downtown Planning District and the Jackson Ward neighborhood and Jackson Ward City Old & Historic District.

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

The applicant is proposing up to 14 dwelling units within an existing, three-story building. The multifamily dwelling would be served by no fewer than eight off-street parking spaces and secure storage for no fewer than ten bicycles.

### **Master Plan**

The City of Richmond's Pulse Corridor Plan designates a land use category for the subject property as NMU (Neighborhood Mixed Use). "Neighborhood Mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites." The R-63 zoning district is listed as an appropriate zoning designation to accommodate this land use category. Appropriate building heights range from 2 to 8 stories (City of Richmond, Pulse Corridor Plan, p. 31).

### **Zoning and Ordinance Conditions**

The property is currently zoned R-63 (Multi-family Urban Residential) and is located in the Jackson Ward City Old & Historic District.

The special use permit ordinance would impose additional conditions on the property, including:

3 (a) The Special Use of the Property shall be a multifamily dwelling with up to 14 dwelling units, substantially as shown on the Plans.

(b) No fewer than eight off-street parking spaces shall be provided for the Special Use within 500 feet of the Property.

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

(d) All 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.

(e) Secure storage for no fewer than ten bicycles shall be provided on the Property.

4(c) 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.

(e) The Owner shall make improvements within the public right-of-way substantially as shown on the Plans, including the repair of the existing sidewalk in front of the building, which improvements may be completed in one or more phases as approved by the Director of Public Works.

**Surrounding Area**

Surrounding parcels are zoned R-63 (Multi-family Urban Residential). A mix of commercial, residential, office, and institutional land uses are present in the area.

**Neighborhood Participation**

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

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