



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-079 - To amend Ord. No. 2011-211-2012-6, adopted Jan. 23, 2012, which authorized the special use of the properties known as 535½, 537, and 541 North 2nd Street, now known as 537 North 2nd Street, for the purpose of waiving parking, building height, maximum residential floor area, and setback requirements for the construction of a mixed-use building with up to 31 dwelling units and uses permitted in the underlying zoning district, to remove a condition requiring a non-commercial mural, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 1, 2019

PETITIONER

Kelvin G. Hanson

LOCATION

537 N 2nd Street

PURPOSE

To amend Ord. No. 2011-211-2012-6, adopted Jan. 23, 2012, which authorized the special use of the properties known as 535½, 537, and 541 North 2nd Street, now known as 537 North 2nd Street, for the purpose of waiving parking, building height, maximum residential floor area, and setback requirements for the construction of a mixed-use building with up to 31 dwelling units and uses permitted in the underlying zoning district, to remove a condition requiring a non-commercial mural, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to amend the existing Special Use Permit in order to remove a condition requiring a non-commercial, painted mural to be installed on the side wall of the building visible from North 2nd Street.

Staff finds that the proposed amendment would not have an adverse impact on the special use of the property. Moreover, a mural, which is visible from North 2nd Street, is painted on the side wall of the building located at 535 North 2nd Street, which is adjacent to the subject property.

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 Amendment request.

FINDINGS OF FACT

Site Description

The subject property is consists of a 25,651 sq. ft. or .6 acre parcel of land, improved with an existing four (4) story, mixed use building constructed, according to tax assessment records, in 2017. The building is located in the Downtown Planning District and the Jackson Ward neighborhood.

Proposed Use of the Property

The applicant is proposing to amend the existing Special Use Permit in order to remove a condition requiring a non-commercial, painted mural to be installed on a wall of the building.

Master Plan

The City of Richmond's adopted 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." (City of Richmond, Pulse Corridor Plan, p. 29)

Zoning and Ordinance Conditions

The property is currently zoned B-2 (Community Business District) as are surrounding parcels and is subject to a special use permit (Ord. No. 2011-211-2012-6) authorizing a mixed-use building with up to 31 dwelling units and uses permitted in the underlying zoning district.

The proposed amendment to the special use permit would remove the requirement to install a non-commercial, painted mural on a wall of the building.

Surrounding Area

The property is currently zoned B-2 (Community Business District) as are surrounding parcels. 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 to this application.

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