



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-142: To amend and reordain Ord. No. 2009-225-225, adopted Dec. 14, 2009, which authorized the special use of the property known as 703 North Harrison Street for the purpose of converting the existing building for commercial uses or residential uses or both, for the purpose of removing the off-street parking requirement, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 17, 2019

PETITIONER

Lory Markham - Markham Planning

LOCATION

703 North Harrison Street

PURPOSE

To amend and reordain Ord. No. 2009-225-225, adopted Dec. 14, 2009, which authorized the special use of the property known as 703 North Harrison Street for the purpose of converting the existing building for commercial uses or residential uses or both, for the purpose of removing the off-street parking requirement, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has requested an amendment to the special use permit to allow for the removal of the off-street parking requirement of the special use permit, due to the loss of off-site surface parking that had been used to meet the parking requirement but is no longer available. The off-site parking areas have since been redeveloped.

Staff finds that the use of the property is consistent with the Neighborhood Mixed-Use land use recommendation.

Staff finds that the current special use permit was adopted prior to the adoption of the Pulse Corridor Plan and prior to the construction of the Pulse bus rapid transit system. With the improved transportation options in the area, most notably the Pulse BRT system, a reduction in off-street parking standards is possible.

Staff finds that the lack of availability of off-street parking spaces to meet the parking requirement of the current special use permit indicates redevelopment is taking place in the area as recommended by Pulse Corridor Plan.

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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 6,456 SF (.14 acre) parcel of land improved with a two-story, mixed-use building containing constructed, according to tax assessment records, in 1920. The building is located in the Near West Planning District, the VCU & VUU Station Area of the Pulse Corridor Plan, and the Carver neighborhood.

Proposed Use of the Property

The applicant intends to continue to use the property as authorized by the current special use permit:

The use of the building shall be as a maximum of 12 units with commercial uses consistent with the intent of the zoning regulations governing the B-6 Mixed-Used Business District...or dwelling units or both...Commercial uses shall be limited to the ground floor of the building, and shall not occupy more than four units. The ground floor unit adjacent to North Harrison Street shall not be used for a dwelling unit.

Master Plan

The City of Richmond's adopted Pulse Corridor Plan designates a land use category for the subject property as 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). No residential density is specified for this land use category. The residential density of the site would not change because of this amendment.

According to the Pulse Plan's vision for the VCU & VUU Station Area, "Neighborhood Mixed-Uses in Carver support the existing medium-density residential development while allowing corner commercial and multi-family residential uses where appropriate" (p. 74).

The Pulse Plan also indicates a potential development scenario in the vicinity of the subject property in which surface parking areas are specified for infill development of over 380,000 SF of floor area (p. 78).

Zoning and Ordinance Conditions

The property is currently zoned M-1 Light Industrial and is subject to special use permit Ord. No. 2009-225-225, adopted Dec. 14, 2009, which authorizes up to 12 commercial or dwelling units and requires a minimum of 12 off-street parking spaces within a radius of 1,000' of the property.

If approved, the amended ordinance would include the following condition regarding parking:

3(i) No off-street parking shall be required for the special use.

Surrounding Area

Parcels to the west and north are zoned M-1 Light Industrial. Properties to the south and east are primarily R-7 Single- and Two-Family Urban Residential. A mix of commercial, residential, and institutional land uses are also present in the area.

Neighborhood Participation

The Carver Area Civic Improvement League has indicated to staff that the association is not opposed to the proposed amendment.

Staff Contact: Jonathan Brown, Senior Planner, PDR, Land Use Administration, 804-646-5734