



## CITY OF RICHMOND

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

**Ord. No. 2019-296:** To amend and reordain Ord. No. 2018-111, adopted Apr. 9, 2018, which authorized the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, to modify the permitted uses of the property, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 4, 2019

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#### **PETITIONER**

Manchester Partners 5, LLC

#### **LOCATION**

1208 McDonough Street  
(formerly 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street)

#### **PURPOSE**

The amend Ordinance 2018-111, which authorized the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, to modify the permitted uses of the property, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

A special use permit is in place for the purpose of a mixed-use building containing up to 33 dwelling units, upon certain terms and conditions. The applicant wishes to amend the conditions for approval so as to allow a veterinary clinic as a permitted use within the non-residential portion of the building.

Staff finds that the proposed amendment would be consistent with the mix of uses supported by the Downtown 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 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.

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## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Manchester neighborhood in the City's Old South Planning District. The subject property consists of 28,285 SF (.65 acres) of land and currently contains a mixed-use structure under construction.

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

The applicant has proposed a mixed-use building containing up to thirty-three (33) dwelling units and commercial space. At the time of approval of the SUP, a veterinary clinic was not included in a list of permitted uses. This amendment will add veterinary clinics as a permitted use.

### **Master Plan**

The City of Richmond's Downtown Plan designates a future land use category for the subject property as Downtown General Urban Area. The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. (City of Richmond, Downtown Master Plan, 2009, p.3.23)

### **Zoning and Ordinance Conditions**

The subject property is located in the R-8 Urban Residential Zoning District and subject to Ord. No. 2018-111. Condition 3(a) of Ord. No. 2018-111 would be amended as follows, if approved:

(a) The Special Use of the Property shall be a mixed-use building containing up to 33 dwelling units and ground floor commercial space, substantially as shown on the Plans. The uses allowed within the commercial space may include pet shops, veterinary clinics and animal hospitals, including boarding kennels operated in conjunction therewith; provided, however, that all facilities shall be located completely within enclosed and air conditioned buildings which are soundproof to the extent that sounds produced by animals kept or treated therein are not audible from the outside of the building. Otherwise, the uses allowed within the commercial space shall be limited to office use and the permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District pursuant to section 30-419.3(a) of the Code of the City of Richmond (2015), as amended.

### **Surrounding Area**

Adjacent properties to the south and west are located in the R-8 Urban Residential Zoning District. Properties to the north and east are located in the R-63 Multifamily Urban Residential District and B-6 Mixed-Use Business District. A mix of commercial, office, vacant, public open space, and residential uses are located in the vicinity of the subject properties.

### **Neighborhood Participation**

Staff has received a letter of support from the Manchester Alliance for both the original SUP request and this amendment.

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