



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-346: To authorize the special use of the property known as 18 West Franklin Street for the purpose of a tourist home with up to five rooms or groups of rooms, upon certain terms and conditions

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

18 W. Franklin Street, LLC

LOCATION

18 West Franklin Street

PURPOSE

To authorize the special use of the property known as 18 West Franklin Street for the purpose of a tourist home with up to five rooms or groups of rooms, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is a .092 acre property with improvements. City records note that the structure was built in 1895 and has 5,030 square feet of living area with an additional 2,045 square feet of unfinished basement area. Though built originally as a single-family dwelling, the most recent use has been for offices. The property is located on West Franklin Street between North Adams and North Foushee Streets, in the Monroe Ward Neighborhood of the Downtown Planning District. The property is also located within the Zero Blocks East and West Franklin Street City Old & Historic District.

The proposed tourist home would not meet parking requirements and would contain rooms accessible from the exterior of the building. A special use permit is therefore required.

Staff finds that the proposed use would be consistent with the Pulse Corridor Plan and the mix of uses in the area.

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 is consistent with other uses in the community and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property is a .092 acre property with improvements. City records note that the structure was built in 1895 and has 5,030 square feet of living area with an additional 2,045 square feet of unfinished basement area. Though built originally as a single-family dwelling, the most recent use has been for offices. The property is located on West Franklin Street between North Adams and North Foushee Streets, in the Monroe Ward Neighborhood of the Downtown Planning District. The property is also located within the Zero Blocks East and West Franklin Street City Old & Historic District.

Proposed Use of the Property

The proposed development will consist of a tourist home with up to five rooms or groups of rooms.

Master Plan

The City of Richmond's Pulse Corridor Plan designates a future land use category for the subject property as Downtown Mixed Use. Specifically, the plan notes that the Central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. The Plan also states that "the future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood." (P.84, Pulse Corridor Plan).

Zoning and Ordinance Conditions

The subject property is located in the Residential Office (RO-3) Residential District and five off-street parking spaces would be required for the proposed use. Also, by definition of the Zoning Ordinance, a tourist home is to contain rooms accessed from within the building.

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

3(a) The Special Use of the Property shall be as a tourist home with up to five rooms or groups of rooms, which rooms or groups of rooms may be accessible from the exterior of the building, substantially as shown on the Plans.

(b) No rooms or groups of rooms within the tourist home shall be rented to more than two adult persons per bedroom at any given time.

(c) The owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use.

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

(e) No fewer than two on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

Surrounding Area

Properties abutting to the east, west and north are owned by the Downtown YMCA, with the western and northern properties containing parking lots. The Jefferson Hotel is located across West Franklin Street to the south. The properties located to the south, east and west of the subject property are located in the RO-3 Residential Office District and the property located to the north is in the B-4 Central Business District.

Neighborhood Participation

Staff has received a letter of support from the Downtown Neighborhood Association

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