



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2017-029, **Version:** 1

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To authorize the special use of a portion of the properties known as 1 South Plum Street, 3 South Plum Street, and 5 South Plum Street for the purpose of a parking area, upon certain terms and conditions. (As Amended)

### O & R Request

**DATE:** January 18, 2017

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Dept. of Planning and Development Review

**RE:** To authorize the special use of a portion of the property known as 1 South Plum Street, 3 South Plum Street, and 5 South Plum Street, for the purpose of a parking area, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of a portion of the property known as 1 South Plum Street, 3 South Plum Street, and 5 South Plum Street, for the purpose of a parking area, upon certain terms and conditions.

**REASON:** The proposed expansion pertaining to a non-conforming use is not permitted by the Zoning Ordinance, a special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 6, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of three contiguous parcels of land: 1 South Plum Street, 3 South Plum Street and 5 South Plum Street (2,550 SF each) improved with three single-family attached dwellings located between West Main Street and West Cary Street in The Fan neighborhood of the Near West

planning district.

The subject property is located in the UB Urban Business District - Main Street/Uptown Parking Overlay District (PO-3) and the current use is nonconforming. The proposed expansion to include a parking area to the rear of the single-family attached dwellings is not permitted by the Zoning Ordinance, a special use permit is therefore required.

The City of Richmond's Master Plan recommends Community Commercial land use for the subject property. Primary uses in this category "include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City" (p. 134).

According to the Master Plan, The Fan "is identified on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities) and commercial uses to serve the area" (p. 233).

Properties to the west, north and east are in the same UB Urban Business District - Main Street/Uptown Parking Overlay District (PO-3) as the subject properties. Properties to the south are located within the R-7 Single- and Two-Family Urban Residential District and the R-63 Multi-Family Urban Residential District.

A mix of single-, two- and multi-family residential, office, mixed-use, commercial, and institutional land uses are present in the area.

**FISCAL IMPACT / COST:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$1,800.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** February 13, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** March 13, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, March 6, 2017

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

**ATTACHMENTS:** Draft Ordinance, Application Form & Applicant's Report, Plans, Survey, Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804 646 6308

*PDR O&R 17-01*

Key Issues:

Retain on Consent Agenda  
Move to Regular Agenda  
Refer Back to Committee  
Remove from Council Agenda

Strike      Withdrawn      Continue to: