



# 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. 2016-316, **Version:** 1

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To amend Ord. No. 2016-016, adopted Feb. 22, 2016, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1<sup>st</sup> Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2<sup>nd</sup> Street for up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking, to authorize up to 194 multifamily dwelling units and amendments to the plans to reduce the height and mass of the proposed building, upon certain terms and conditions.

### O & R Request

**EDITION:** 1

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

**THROUGH:** Dwight C. Jones, 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

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

**RE:** Special use permit amendment for the property located in the block bound by North 1<sup>st</sup> Street, Jackson Street, North 2<sup>nd</sup> Street and East Duval Street to increase the number of dwelling units and allow changes to the plans.

**ORD. OR RES. No.**

**PURPOSE:** To amend Ord. No. 2016-016, adopted February 22, 2016, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1<sup>st</sup> Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2<sup>nd</sup> Street for up to 182 multi-family dwelling units, commercial uses, and accessory off-street parking, to authorize 194 multi-family dwelling units and amendments to the plans to reduce the height and mass of the proposed building, upon certain terms and conditions.

**REASON:** The applicant is proposing to develop 194 multi-family dwelling units with a corner commercial use and accessory off-street parking. The subject properties are zoned R-53 Multi-family Residential and R-63 Multi-family Urban Residential, which do permit multi-family dwellings as well as corner commercial uses in the R-63 district. However, the proposed uses do not meet all the site requirements of the zoning ordinance. A special use permit authorizing 182 dwelling units was approved for the site on February 22, 2016. However, the

applicant wishes to increase the number of dwelling units authorized to 194 and make substantive changes to the plans, including reducing the height and the size and types of dwelling units. Therefore, the applicant has requested an amendment to the previously authorized special use permit.

**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 January 3, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1st Street and East Duval Street. The convent will be incorporated into the development of the property. The total land area for the development is 2.52 acres and is located in the Jackson Ward neighborhood on the block bounded by North 1st Street, East Jackson Street, North Second Street, and East Duval Street.

The proposal is to develop up to 194 multi-family dwelling units and approximately 6,000 square feet of commercial space at the corner of North 1st and East Jackson Streets. This project is part of a joint partnership between the Richmond Housing and Redevelopment Authority (RRHA) and the Community Preservation and Development Corporation (CPDC). As part of the project, 72 of the dwelling units would serve as replacement housing for RRHA's Fay Towers senior development in the Gilpin neighborhood. The remaining units would be a mix of studio, 1- and 2-bedroom units ranging in size from 450 square feet to 1,063 square feet. The interior dwelling units would wrap around two outdoor, centrally located plazas.

The proposed amendment would require 152 parking spaces to serve the proposed residential and commercial uses of the property. These parking spaces would be located within a parking deck (139 spaces) located on the ground floor of the proposed building and within a surface parking area (13 spaces) located off of the alley from Jackson Street. The plans show extensive improvements to the streetscape surrounding the proposal, including pedestrian scaled lighting, brick sidewalks and street trees.

The Richmond-Petersburg Turnpike I-95/I64 is located to the north. The properties to the west are zoned R-63 and are occupied by one-, two-, and multi-family dwellings. The properties to the east are vacant and zoned R-53, and the properties to the south are zoned R-53 and R-63 with a mix of single-, two-, and multi-family dwellings as well as some vacant lots.

The Richmond Downtown Plan recommends General Urban and Urban Center Areas for the subject property. The Plan states, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings (p. 3.24)." "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections (p. 3.25)." The Urban Center Area designation is applied to the eastern half of the subject property, running along North 2nd Street.

**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 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 12, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** January 9, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 3, 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:** Lory Markham, Principal Planner  
Land Use Administration (Room 511)  
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*PDR O&R No. 16-35*