



# 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. 2018-138, **Version:** 1

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To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and up to two dwelling units, upon certain terms and conditions.

### O & R Request

**DATE:** March 14, 2018

**EDITION:** 1

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

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

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

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

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

**RE:** To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and no more than 2 dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 800 West Marshall Street for the purpose of a mixed-use building containing a restaurant and no more than 2 dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing to redevelop an existing two-story mixed-use building containing 2 dwelling units with and commercial space on the ground floor, to include a restaurant use within the commercial space. The property is currently located in the R-7 Single- and Two-Family Urban Residential District. The proposed restaurant use is not permitted within the R-7 District. A special use permit has therefore been requested by the applicant.

**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 May 7, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 2,500 SF or .06 acre parcel of land improved with an existing two (2) story, 3,318 SF mixed-use building constructed, according to tax assessment records, in 1930. The building is located in the City's Near West Planning District in the Carver neighborhood.

The City of Richmond's 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)

The property is currently zoned R-7 Single- and Two-Family Urban Residential District. Properties to the north are located in the R-7 District. Properties to the east are located in the R-7 District and R-53 Multi-Family Residential District. Properties to the south are located in the B-4 Central Business District and M-1 Light Industrial District. Properties to the west are located in the R-7 District.

A mix of commercial, residential, mixed-use, industrial, and institutional land uses are present in the area.

**FISCAL IMPACT / COST:** The Department of 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 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** April 9, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** May 14, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, May 7, 2018

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646 5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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