



# 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. 2015-111-147, **Version:** 1

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To authorize the special use of the property known as 425 North 25<sup>th</sup> Street for the purpose of authorizing a mixed use building with up to two dwelling units and uses permitted in the UB Urban Business District without any required provisions for parking, upon certain terms and conditions.

### O & R Request

**DATE:** April 8, 2015 **EDITION:** 1

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

**THROUGH:** Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

**THROUGH:** Christopher L. Beschler, Interim Chief Administrative Officer

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

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

**SUBJECT:** To authorize the special use of the property known as 425 North 25<sup>th</sup> Street for the purpose of authorizing two (2) dwelling units and use(s) permitted in the UB Urban Business District, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 425 North 25<sup>th</sup> Street for the purpose of authorizing two (2) dwelling units and use(s) permitted in the UB Urban Business District, upon certain terms and conditions.

**REASON:** The property is zoned RO-2 Residential Office District. The applicant proposes to construct a two-story building with two (2) dwelling units on the second floor and commercial uses permitted in the UB Urban Business District on the first floor. The applicant has requested that no parking be required for the proposed uses, and therefore, a special use permit is 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 June 1, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property is located in the City's Church Hill neighborhood on North 25<sup>th</sup> Street between

East Marshall and East Clay Streets. The property is currently vacant.

The applicant proposes to develop a two-story (2) building with two (2) dwelling units on the second floor and uses permitted in the UB Urban Business District on the first floor. Each dwelling unit would have one bedroom and be approximately 575 square feet in area. The commercial space on the first floor would be approximately 1,196 square feet in area.

The property is zoned RO-2 Residential Office, which permits residential uses and some limited commercial uses. It is also located in a parking exempt overlay. However, a parking exemption is granted to only buildings existing on the effective date of the ordinance. Since the applicant proposes to construct a new building, the uses of that building would not be eligible for a parking exemption. Based on the proposed uses, at least one parking space would be required for each dwelling unit and an unknown number of spaces would be required for the commercial uses. The total number of spaces required would depend on the type of commercial use(s). The proposed building would occupy most of the subject property and the applicant would be unable to provide parking on site.

The surrounding properties on the west side of North 25<sup>th</sup> Street and north side of East Clay Street are located in the UB Urban Business District and are part of a parking exempt overlay district. The properties to the east are located in the R-63 Multi-family Urban Residential District and the properties to the south are in the RO-2 Residential Office District and are also part of a parking exempt overlay district.

The Richmond Master Plan designates this property as Neighborhood Commercial. "Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses" (p.134). Typical zoning as recommended by the Plan for Neighborhood Commercial area includes the UB District.

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

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

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** May 11, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** June 8, 2015

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, June 1, 2015

**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 ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

**STAFF:** Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

*PDR O&R No. 15-07*