



City of Richmond

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

Legislation Text

File #: ORD. 2017-107, **Version:** 1

To amend and reordain Ord. No. 2006-294-293, adopted Dec. 11, 2006, which authorized the special use of the property known as 1508 and 1510 West Broad Street for the purpose of converting the existing building for up to 17 multifamily dwelling units and commercial space, upon certain terms and conditions, to modify the parking requirements of the special use.

O & R Request

DATE: April 13, 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, Deputy Chief Administrative Officer for Economic Development & Planning

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

RE: Amendment to a special use permit at 1508 and 1510 West Broad Street to modify the parking requirements of the special use

ORD. OR RES. No.

PURPOSE: To amend and reordain Ord. No. 2006-294-293, adopted December 11, 2006, which authorized the special use of the property known as 1508 and 1510 West Broad Street, upon certain terms and conditions, to modify the parking requirements of the special use.

REASON: The applicant has request an amendment to the existing special use permit ordinance in order to remove the parking requirement for the property and to screen the existing parking area located on the property.

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 5, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND:

The subject property consists of a 17,100 SF or .4 acre parcel of land improved with a three story, 30,158 SF building constructed, per tax assessment records, in 1920. The building currently contains 17 apartments and

ground floor retail, pursuant to the 2006 special use permit. The property is located in the Carver neighborhood within the City's Near West Planning District.

The City of Richmond's current Master Plan designates the subject property for General Commercial uses which include, "...a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas."

The subject property is located within the study area of the City's Draft Pulse Corridor Plan and has been designated as "Nodal Mixed Use". This designation provides the following description, characteristics, and land use implications that are relevant to this application:

- Transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban-form development in appropriate locations.
- Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized sites; new development should be urban in form and may be of larger scale than existing context. It should directly engage with the prominence of Nodal Mixed-Use places and the public realm
- Highly active street frontages and urban design features that encourage pedestrian activity required
- Driveway entrances required to be of alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages
- Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining
- Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees
- Parking requirements are reduced to allow more market-based parking strategies, including shared parking

The current zoning designation for this property is M-1, Light Industrial. Adjacent and nearby properties are located within the M-1 District, as well as the UB-PO4 Urban Business (Parking Overlay) District on the opposite side of Broad Street.

The applicant has request an amendment to the existing special use permit ordinance in order to remove the 9-space parking requirement for the property. The existing, unscreened parking area located on the property along Broad Street would be screened as part of the amendment.

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

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 8, 2017

CITY COUNCIL PUBLIC HEARING DATE: June 12, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 5, 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.: Amend and reordain Ord. No. 2006-294-293, adopted December 11, 2006

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

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

PDR O&R No. 17-07

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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