



# 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. 2018-023, **Version:** 1

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To authorize the special use of the property known as 806 Cathedral Place for the purpose of permitting up to five rooms or groups of rooms for short-term rental, upon certain terms and conditions. (As Amended)

### O & R Request

**DATE:** January 4, 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 a special use permit for the property known as 806 Cathedral Place for the purpose of permitting an existing multi-family building, and one planned carriage house / apartment, to be used as short-term rental units, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize a special use permit for the property known as 806 Cathedral Place for the purpose of permitting an existing multi-family building, and one planned carriage house / apartment, to be used as short-term rental units, upon certain terms and conditions.

**REASON:** The reason for the amendment is to allow 806 Cathedral Place to be used as short-term rental units. The city's zoning ordinance does not allow short-term rental units within the R-73 Multi-family Residential District, nor can side and rear yards for uses and buildings other than single-family, two-family and multi-family dwellings and buildings accessory thereto be less than ten feet in depth, which are the primary reasons for this 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 February 20, 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 6,615 SF or .15 acre parcel of land improved with a four (4) unit multi-family dwelling constructed, per tax assessment records, in 1865 as a single-family dwelling and is located in the Fan neighborhood and Near West Planning District.

The City's Downtown Master Plan recommends the property to be developed with consideration as an Urban Center Area "...characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks." (Residential development) should be "... a dense urban fabric of three to five story buildings, and limited retail at key intersections." (2009 City Of Richmond, Downtown Plan, p. 3.29) Currently, adjacent properties on this block of Cathedral Place are a combination of private institutional uses with the above land use designation.

The density of the parcel if developed as proposed would be four (5) units on .15 acres or approximately 33 units per acre. Adjacent and nearby properties are the same R-73 Multifamily Residential zone and are a part of the VCU Neighborhood as well as the Monroe Park National Historic District. The current zoning under Section 30-420.5 (2)c stipulates that "Side and rear yards for uses and buildings other than single family, two family and multifamily dwellings and buildings accessory thereto shall be not less than ten feet in depth." (City of Richmond, Zoning Ordinance, 2015., p. 47)

**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:** \$1,200 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** January 22, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** February 26, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 20, 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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