



Legislation Text

File #: ORD. 2015-092-75, **Version:** 1

To authorize the special use of the property known as 1817 East Main Street for the purpose of permitting up to 78 multifamily dwelling units, accessory parking and uses permitted in the B-5 Central Business District, upon certain terms and conditions.

O & R Request

DATE: February 24, 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 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

REASON: The property is zoned M-1 Light Industrial District. The applicant proposes up to seventy-eight (78) multi-family dwelling units and uses permitted in the B-5 Central Business District. Dwelling units are not permitted principal uses in the M-1 district. 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 April 20, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant proposes to develop an eight-story apartment building with up to seventy-six (76) multi-family dwelling units. The building would be located along 19th Street. In addition, the applicant proposes to develop a two-story mixed-use building on East Main Street, which would contain commercial uses permitted in the B-5 Central Business District on the first floor and up to two (2) dwelling units on the second floor.

A minimum of one (1) parking space per dwelling unit in the building located on South 19th Street would be required. There would be nineteen (19) parking spaces on-site and a minimum of fifty-five (57) off-premises parking spaces. Other site amenities include a roof garden and recreation area, as well as on-site storage units for resident use only.

The applicant has also agreed to certain conditions regarding the proposed mixed-use building on East Main Street. Some of the conditions include that a maximum of two dwelling units would be permitted on the second floor only. Each dwelling unit would have at least one window. The building would be constructed of glass and predominantly brick and be no less than two stories in height. The building design would be subject to the approval of the Director of Planning and Development Review prior to issuance of a building permit, and the final occupancy of the eight-story building on South 19th Street would not be issued until a building permit application has been filed for the building located on East Main Street and construction has commenced.

The Richmond Downtown Plan designates this area as Urban Center Area. “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” (p. 3.25).

FISCAL IMPACT: The Department 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: March 23, 2015

CITY COUNCIL PUBLIC HEARING DATE: April 27, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, April 20, 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. 15-02

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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