



# 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. 2016-126, **Version:** 1

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To authorize the special use of the properties known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street for the purpose of a mixed-use development with up to 12 dwelling units and ground floor commercial space, upon certain terms and conditions.

### O & R Request

**DATE:** February 16, 2016

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

**THROUGH:** P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** Special use permit for a mixed use development with up to 12 dwelling units at 1300-1306 McDonough Street

**ORD. OR RES. No.**

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**PURPOSE:** To authorize the special use of the property known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street for the purpose of a mixed-use development, upon certain terms and conditions.

**REASON:** The subject property is located within the R-8 - Urban Residential District, which does not allow commercial uses in new construction and does not contain provisions to allow more than four multi-family dwellings. A special use permit is therefore 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 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of four parcels of unimproved land totaling 0.288 acres (12,545 SF): 1300 McDonough Street (0.044 acres; 1,917 SF), 1302 McDonough Street (0.044 acres; 1,917

SF), 1304 McDonough Street (0.05 acres; 2,718 SF), and 1306 McDonough Street (0.15 acres; 6,534 SF). The property is located at the southeast quadrant of the intersection of McDonough Street and West 13th Street, in the Manchester neighborhood of the Old South planning district.

The applicant is proposing to construct a mixed-use development with up to twelve (12) dwelling units and a corner commercial space that would be approximately 1,300 square feet. All of the dwelling units are proposed to be one-bedroom with square footages ranging from approximately 650 to 900 square feet. The proposed ordinance would authorize limited commercial use consistent with the R-63 Multifamily Urban Residential District and would limit the hours of operation to 10 p.m. daily. One parking space per dwelling unit and four secured bicycle parking spaces would be required by the proposed ordinance. Ten of the parking spaces would be located on-site, while two be located within 500 feet of the subject property.

The subject property falls within a General Urban Area of the Manchester district, as established by the Richmond Downtown Plan. Such areas are “characterized by medium-density, mixed-use development, distributed along medium-sized blocks... This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. Buildings...are typically no more than three stories in height. The buildings are setback from the street behind a narrow landscaped front yard. The front yard is landscaped to match the public frontage. Uses are less restricted. Parking is located on-street, or at the rear of the lot. If rear alleys exist, parking is accessed from the alley” (p. 3.23). The Downtown Plan’s illustrative plan suggests that 1300-1306 McDonough Street be improved with attached structures (p. 4.33).

The Downtown Plan provides general principles for infill development within the Downtown area and states, “At all times buildings should relate to...the scale and height [of traditional buildings in the area], even if this means stepping the building back where it rises above neighboring buildings. Infill development should respect the material and architectural vocabulary of nearby historic structures, and should address the street with entrances and windows that are consistent with the historic streetscape.” The Downtown Plan goes on to state, however, that “it is essential that all infill be appropriate to its particular urban condition” (pp. 3.16-17).

Specifically for the Manchester district, the Downtown Plan recommends the construction of “infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements” (p. 4.31)...the historic lot lines, setbacks, footprint, height, massing and details of the surrounding buildings should guide all decisions for new construction” (p. 4.33).

Properties abutting the subject property and across West 13th Street from the subject property are located in the same R-8 district as the subject property. Properties across McDonough Street from the subject property are located within an R-63 - Multi-Family Urban Residential District. A significant portion of the parcels in the vicinity of the subject property are vacant. A mix of single-, two-, and multi-family residential, commercial, office, industrial, institutional and public-open space land uses are present as well.

**FISCAL IMPACT / COST:** The Department 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:** \$1,800.00 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** March 14, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** April 11, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, April 4, 2016

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

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
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