



City of Richmond

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

Legislation Text

File #: ORD. 2018-189, **Version:** 1

To amend and reordain Ord. No. 2005-323-278, adopted Dec. 12, 2005, which authorized the use of the properties known as 110-118 West Marshall Street for the purpose of constructing additions to and renovating the buildings to accommodate 23 condominium dwelling units, commercial space, and accessory parking, to instead authorize 22 condominium dwelling units and additional commercial space, upon certain terms and conditions.

O & R Request

DATE: May 24, 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 amend Ordinance No. 2005- 323-278, adopted December 12, 2005, which authorized the special use of the properties known as 110-118 West Marshall Street for the purpose of constructing additions to and renovating the buildings to accommodate 23 condominium dwelling units, commercial space, and accessory parking, to authorize 22 condominium dwelling units and additional commercial space, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend Ordinance No. 2005- 323-278, adopted December 12, 2005, which authorized the special use of the properties known as 110-118 West Marshall Street for the purpose of constructing additions to and renovating the buildings to accommodate 23 condominium dwelling units, commercial space, and accessory parking, to authorize 22 condominium dwelling units and additional commercial space, upon certain terms and conditions.

REASON: The applicant is proposing to amend an existing Special Use Permit currently authorizing a condominium development containing office space and dwelling units. The amendment would authorize an expansion of the existing office use into an adjacent dwelling unit within the condominium development.

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 July 16, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is parcel totaling 15,795 SF or .36 acres of land, improved with a condominium development containing office space and dwelling units. The subject property has an existing building constructed, according to tax assessment records, in 1920. The building is located on West Marshall Street between Brook Road and North Adams Street, in the Downtown Planning District and the Jackson Ward neighborhood.

The City of Richmond's adopted Pulse Corridor Plan designates a land use category for the subject property as Neighborhood Mixed-Use. "Neighborhood Mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites." (City of Richmond, Pulse Corridor Plan, p. 29)

The property is currently zoned R-O2 -Residential Office which occupies a short segment of West Marshall Street between Adams and North Madison streets. B-4 Central Business and R-6 Single-Family Attached Residential District surround the property to the south and north respectively. A mix of residential, mixed-use, commercial, industrial, and government uses are present in the vicinity.

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: June 25, 2018

CITY COUNCIL PUBLIC HEARING DATE: July 23, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 16, 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.: Amendment of Ordinance No. 2005-323-278.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

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

PDR O&R No. 18-33

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: