

City of Richmond

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

Legislation Details (With Text)

File #: ORD. 2017-

233

Ordinance

Name:

Status:

Adopted

File created:

11/14/2017 In control:

Version: 1

City Council

On agenda:

12/4/2017

Final action:

12/11/2017

Title:

Type:

To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and

conditions.

Sponsors:

Mayor Stoney (By Request)

Indexes:

Special Use Permit

Code sections:

Attachments:

1. Ord. No. 2017-233, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans 9-1-2017, 5.

Map, 6. Letter of Support, 7. Letter of Support

Date	Ver.	Action By	Action	Result
12/11/2017	1	City Council	adopted	Pass
12/4/2017	1	Planning Commission	recommended for approval	Pass
11/13/2017	1	City Council	introduced and referred	

To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

O & R Request

DATE: October 20, 2017 **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 the special use of the property known as 508 St. James Street for the purpose of permitting a multi-family dwelling containing up to four dwelling units, upon certain terms and conditions.

ORD, OR RES, No.

File #: ORD. 2017-233, Version: 1

PURPOSE: To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multi-family dwelling containing up to four dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing to rehabilitate an existing, two-story, 6,520 SF, vacant building for the use as a multi-family building. The property is currently located in the R-6 Single Family Attached Residential Zoning District, which does not permit multi-family buildings as a principal use. 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 December 4, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Jackson Ward neighborhood and the Jackson Ward City Old & Historic District. The property is comprised of .18 acres and is currently improved with a two -story building constructed, per tax assessment records, in 1915.

The City of Richmond's current Downtown Master Plan designates a future land use category for the subject property as Downtown General Urban Area which is characterized by medium sized buildings and mixed-use blocks. The Jackson Ward neighborhood "...represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings" (City of Richmond Downtown Plan, p. 3.24).

The subject property and all surrounding properties are located in the R-6 Single Family Attached Residential Zoning District. The property is currently surrounded by primarily 2-story single- and multi-family buildings on St. James, Clay, and Leigh Streets.

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 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2017

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 4, 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.: 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

PDR O&R No.17-38

Key Issues:

Retain on Consent Agenda Move to Regular Agenda Refer Back to Committee Remove from Council Agenda Strike

Withdrawn Continue to: