# Legislation Details (With Text)

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| **File #:** | ORD. 2021-254 | **Version:** | 1 | **Name:** | |
| **Type:** | Ordinance | | | **Status:** | Adopted |
| **File created:** | 6/29/2021 | | | **In control:** | City Council |
| **On agenda:** | 10/11/2021 | | | **Final action:** | 10/11/2021 |
| **Title:** | To authorize the special use of the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, upon certain terms and conditions. (7th District) | | | | |
| **Sponsors:** | Mayor Stoney (By Request) | | | | |
| **Indexes:** | | | | | |
| **Code sections:** | | | | | |
| **Attachments:** | 1. Ord. No. 2021-254, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans & Survey, 5. Map, 6. Letter of Support_Church Hill Association, 7. Development Response Form_Church Hill Association, 8. Opposition_2910 Libby Terrace | | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 10/11/2021 | 1 | City Council | adopted | Pass |
| 10/4/2021 | 1 | Planning Commission | recommended for approval | |
| 9/13/2021 | 1 | City Council | introduced and referred | |

To authorize the special use of the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, upon certain terms and conditions. (7th District)

WHEREAS, the owner of the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street, which are situated in a M-1 Light Industrial District, desires to use such property for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-452.1, concerning permitted principal and accessory uses, 30-454.2(2), concerning yards, 30-710.1(2), concerning number of parking spaces required for single-family attached dwellings, and 30-710.1(4), concerning number of parking spaces required for multifamily dwellings, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as



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amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**



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(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street and identified as Tax Parcel Nos. E000-0188/013, E000-0188/011, and E000-0188/008, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled "Topographic Survey Showing Existing Improvements to #2012 & #2018 East Broad Street and #304 N. 21st Street, City of Richmond, Virginia," prepared by Shadrach & Associates LLC, and dated February 15, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "2018 East Broad Street, Richmond, VA," prepared by HG Design Studio, dated April 30, 2021, and last revised July 6, 2021, and entitled "N 21st & E Broad, Crescent Development," prepared by 510 Architects, and dated April 30, 2021, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as (i) a mixed-use building containing commercial space and up to ten dwelling units, and (ii) up to eight single-family attached dwellings, substantially as shown on the Plans. However, if the commercial space in the mixed-use building is used for commercial purposes, principal uses permitted on corner lots in the R-63 district pursuant to section 30-419.3 of the Code of the City

of Richmond (2020), as amended, shall also be permitted in such commercial space and up to no more than nine dwelling units shall be permitted in the mixed-use building.

(b) No fewer than 17 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Bicycle parking for no fewer than eight bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

(g) Signs for the Special Use shall be limited to (i) signs permitted pursuant to sections 30-507.1 (2) and 30-507.1(3) of the Code of the City of Richmond (2020), as amended, and (ii) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended.

(h) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of up to nine residential lots, and one lot for a mixed-use building, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface

water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of two new street trees along West Broad Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit

substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

## O & R Request

**DATE:** August 12, 2021 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development Review

**RE:** To authorize the special use of the properties known as 2012 and 2018 East Broad Street and 304 North 21st Street for the purpose of up to ten multifamily dwelling units and up to eight single-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No**.

**PURPOSE:** To authorize the special use of the properties known as 2012 and 2018 East Broad Street and 304 North 21st Street for the purpose of up to ten multifamily dwelling units and up to eight single-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit for the purpose of residential uses within an M-1 Light Industrial Zoning District. The proposed use, among other things, does not meet the requirements of sections 30-452.1, 30-454.2(2), 30-710.1(2), 30-710.1(4), and 30-710.13a regarding permitted principal uses, side-yard setbacks, off-street parking for single-family attached, off-street parking for multi-family, and perimeter buffers, respectively, of the Code of the City of Richmond (2020). 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 October 4, 2021, meeting.

**BACKGROUND:** The property is located in the Church Hill neighborhood on the northwest corner of North 21st and East Broad Streets. The property is currently improved with a 6,200 sq. ft. commercial building, constructed in 1900, situated on a 10,044 sq. ft. (.23 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

The current zoning for these properties is M-1 Light Industrial. The properties are situated within a range of small zones such as B-5 Central Business, B-6 Mixed-Use, R-63 Multifamily Urban Residential, and R-8 Urban Residential zoning districts. The density of the proposed new residential units would be 40 units per acre.

**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:** $2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 13, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** October 11, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission October 4, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

**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 Continue to:


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