



## Legislation Text

File #: ORD. 2016-016, Version: 1

To authorize the special use of the properties known as 105 East Duval Street, 701 North 1<sup>st</sup> Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2<sup>nd</sup> Street for the purpose of authorizing up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

### O & R Request

**DATE:** December 21, 2015

**EDITION:** 1

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

**THROUGH:** Dwight C. Jones, Mayor  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Selena Cuffee-Glenn, 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

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties known as 105 E. Duval St., 701 N. 1<sup>st</sup> St., 708, 708A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736, and 744 N. 2<sup>nd</sup> St., for the purpose of authorizing one hundred eighty-two (182) multi-family dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

**REASON:** The applicant is proposing to develop 182 multi-family dwelling units with a corner commercial use and accessory off-street parking. The subject properties are zoned R-53 Multi-family Residential and R-63 Multi-family Urban Residential, which do permit multi-family dwellings as well as corner commercial uses in the R-63 district. However, the proposed uses do not meet all the site requirements of the zoning ordinance.

**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 February 16, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1<sup>st</sup> Street and East Duval Street. The convent will be incorporated into the development of the property. The total land area for the development is 2.52 acres and is located in the Jackson Ward neighborhood on the block bounded by North 1<sup>st</sup> St., East Jackson St., North Second St., and East Duval St.

The proposal is to develop up to 182 multi-family dwelling units and 6,000 square feet of commercial space at the corner of North 1<sup>st</sup> and East Jackson Street. This project is part of a joint partnership between the Richmond Housing and Redevelopment Authority (RRHA) and the Community Preservation and Development Corporation (CPDC). As part of the project, 72 of the dwelling units would serve as replacement housing for RRHA's Fay Towers senior development in the Gilpin neighborhood. The remaining units would be a mix of 1 to 3-bedroom units, with all dwelling units wrapping around two outdoor, centrally located plazas.

The Richmond-Petersburg Turnpike I-95/I64 is located to the north. The properties to the west are zoned R-63 and are occupied by one-, two-, and multi-family dwellings. The properties to the east are vacant and zoned R-53, and the properties to the south are zoned R-53 and R-63 with a mix of single-, two-, and multi-family dwellings as well as some vacant lots.

The Richmond Downtown Plan recommends General Urban and Urban Center Areas for the subject property. The Plan states, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district 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 (p. 3.24)." "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. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections (p. 3.25)." The Urban Center Area designation is applied to the eastern half of the subject property, running along North 2<sup>nd</sup> Street.

**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:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** January 25, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** February 22, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, February 22, 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 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. 15-44*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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