



# 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. 2016-295, **Version:** 1

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To authorize the special use of the property known as 500 West Marshall Street for the purpose of a two-family dwelling and a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

### O & R Request

**DATE:** October 20, 2016

**EDITION:** 1

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

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

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

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To authorize the special use of 500 West Marshall Street, for the purpose of a two-family dwelling and multi-family dwelling containing up to 3 dwelling units, upon certain terms and conditions.

### **ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of 500 West Marshall Street, for the purpose of a two-family dwelling and multi-family dwelling containing up to 3 dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing multi-family use of the property, which is not permitted by the underlying zoning of the property. 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 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 0.105 acre (4,574 SF) parcel improved with a two-family dwelling at the corner of West Marshall Street and North Henry Street and a vacant accessory structure (former garage) fronting North Henry Street. The property is located in the Jackson Ward neighborhood and Downtown

(Jackson Ward) planning district and is also located in the Jackson Ward City Old & Historic District.

The subject property is zoned within the R-6 Single-Family Attached Residential District, a zoning district that does not allow multi-family residential use. The special use permit is therefore required.

The subject property falls within a General Urban Area of the Jackson Ward 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 multi-family 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).

All adjacent properties are located within the same R-6 Single-Family Attached Residential District as the subject property. A mix of residential (single-, two-, and multi-family), commercial, mixed-use, and institutional land uses are present within the vicinity.

**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

**DESIRED EFFECTIVE DATE:** Upon Adoption

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

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, December 5, 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, Survey, Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804-646-6308

*PDR O&R No. 16-31*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: