



Legislation Text

File #: ORD. 2017-126, **Version:** 1

To authorize the special use of the property known as 1717 East Cary Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

O & R Request

DATE: May 16, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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: A special use permit request for a six-story office building at 1717 East Cary Street.

ORD. OR RES. No.

PURPOSE: To authorize the special use the property known as 1717 East Cary Street for the purpose of a building with features that do not meet all requirements of the applicable underlying zoning regulations, upon certain terms and conditions.

REASON: The applicant is proposing the expansion of an existing building as part of renovations for a proposed office use (business incubator). The renovated building would not meet the height requirements of the B-5 zoning district. 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 July 3, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.2 acre (8,712 SF) parcel improved with an historic, 5-story brick structure located at the southwest corner of the intersection of East Cary Street and South 18th

Street. The property is located in the Shockoe Bottom neighborhood.

The subject property falls within an Urban Center Area of the Shockoe district, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25-3.26).

Specifically for Shockoe Bottom, the plan states, “Shockoe’s urban fabric is among the best preserved in the city, with two to six-story brick buildings defining the streets. The urban fabric of the district is ideal for pedestrians, with small blocks and intimate cobblestone streets. Many of the abandoned brick warehouses have been preserved and redeveloped as housing, shops, restaurants, and offices” (p. 4.56).

The subject property is also located within the study area of the City’s Pulse Corridor Plan, which was recently approved by the Planning Commission, and has been designated as a Neighborhood Mixed-Use area. Such 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”. Recommended building heights are limited to up to eight stories, depending on neighborhood (p. XII). Specifically for the Shockoe Bottom Station area, the draft plan states “Shockoe Bottom and Tobacco Row allow for the continued development of multi-family residential buildings interspersed with commercial uses (p. 110).

A mix of M-1 Light Industrial, M-2 Heavy Industrial, B-5 and B-5(C) zoning districts surround the subject property. A mix of commercial, office, mixed-use, industrial and residential land uses are present in the area, as well as active railroad property along the southwestern border of the subject property.

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: \$2,400

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: June 12, 2017

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 3, 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: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

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

PDR O&R 17-09

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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