



City of Richmond

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

Legislation Text

File #: ORD. 2017-228, **Version:** 1

To amend Ord. No. 2016-016, adopted Feb. 22, 2016, as previously amended by Ord. No. 2016-316, adopted Jan. 9, 2017, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for up to 194 multifamily dwelling units, commercial uses, and accessory off-street parking, to authorize up to 154 multifamily dwelling units, additional permitted uses, and a reduction in the height and mass of the proposed building, upon certain terms and conditions.

O & R Request

DATE: October 26, 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 amend Ord. No. 2016-016, adopted Feb. 22, 2016, last amended by Ord. No. 2016-316, adopted Jan. 9, 2017, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for up to 194 multifamily dwelling units, commercial uses, and accessory off-street parking, to authorize up to 154 multifamily dwelling units, additional permitted uses, and amendments to the plans to reduce the height and mass of the proposed building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend Ord. No. 2016-016, adopted Feb. 22, 2016, last amended by Ord. No. 2016-316, adopted Jan. 9, 2017, which authorized the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for up to 194 multifamily dwelling units, commercial uses, and accessory off-street parking, to authorize up to 154 multifamily dwelling units, additional permitted uses, and amendments to the plans to reduce the height and mass of the proposed building, upon certain terms and conditions.

REASON: The applicant is proposing to develop 154 multi-family dwelling units with a corner commercial,

retail or office use, and accessory off-street parking. The subject properties are zoned R-53 Multi-family Residential and R-63 Multi-family Urban Residential, which permit multi-family dwellings as well as certain corner commercial uses in the R-63 district. However, the proposal does not meet all the site requirements of the zoning ordinance. A special use permit authorizing 182 dwelling units was approved for the site on February 22, 2016 and amended on Jan. 9, 2017 to allow 194 dwelling units and modify the building plans.

An amendment to the current special use permit has been requested in order to accommodate the applicant's proposal to further modify the number of dwelling units authorized to 154, add offices and retail stores and shops as permitted uses, and make substantive changes to the plans, including reducing building height and replacing an internal parking garage with an internal surface parking area.

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 subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1st 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 1st Street, East Jackson Street, North Second Street, and East Duval Street.

The proposal is to develop up to 154 multi-family dwelling units and approximately 6,000 square feet of commercial/office space at the corner of North 1st and East Jackson Streets. 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 studio, 1- and 2-bedroom units.

The proposed amendment would require 71 parking spaces to serve the proposed residential and commercial uses of the property. Approximately 30 on-street parking spaces are available along the property's frontage. The plans show improvements to the streetscape surrounding the proposal, including pedestrian scaled lighting and street trees.

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 single- 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, R-63, and B-2, with a mix of single-family and mixed-use land uses, and 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 Pulse Corridor Plan designates the property for Neighborhood Mixed-Use land use. According to the plan, these 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 and at corner sites (p. xii).

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

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.: Amend Ord. No. 2016-016, adopted Feb. 22, 2016, last amended by Ord. No. 2016-316, adopted Jan. 9, 2017.

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. 17-42

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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