



City of Richmond

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

Legislation Text

File #: ORD. 2017-233, **Version:** 1

To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

O & R Request

DATE: October 20, 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 authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multi-family dwelling containing up to four dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 508 St. James Street for the purpose of permitting a multi-family dwelling containing up to four dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing to rehabilitate an existing, two-story, 6,520 SF, vacant building for the use as a multi-family building. The property is currently located in the R-6 Single Family Attached Residential Zoning District, which does not permit multi-family buildings as a principal use. 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 4, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Jackson Ward neighborhood and the Jackson Ward City Old & Historic District. The property is comprised of .18 acres and is currently improved with a two

-story building constructed, per tax assessment records, in 1915.

The City of Richmond's current Downtown Master Plan designates a future land use category for the subject property as Downtown General Urban Area which is characterized by medium sized buildings and mixed-use blocks. The Jackson Ward neighborhood "...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" (City of Richmond Downtown Plan, p. 3.24).

The subject property and all surrounding properties are located in the R-6 Single Family Attached Residential Zoning District. The property is currently surrounded by primarily 2-story single- and multi-family buildings on St. James, Clay, and Leigh Streets.

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.: 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

PDR O&R No.17-38

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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