



Legislation Text

File #: ORD. 2018-016, **Version:** 1

To authorize the special use of the property known as 900 St. James Street for the purpose of a building with non-residential uses on the first floor and up to 12 dwelling units on the upper floors, upon certain terms and conditions. (As Amended)

O & R Request

DATE: December 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 a portion of the property known as 900 St. James Street for the purpose of a mixed-use building containing no more than 12 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of a portion of the property known as 900 St. James Street for the purpose of a mixed use building containing no more than 12 dwelling units, upon certain terms and conditions.

REASON: The proposed mixed-use development, containing first-floor medical office use and multi-family use, is not permitted within the underlying R-53 Multi-family Residential 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 February 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a portion of a 33,851 SF, or .78 acre parcel of land, and is currently improved with a four-story building constructed, per tax assessment records, in 1902 as a commercial building and

is located in the Gilpin neighborhood of North Jackson Ward in the city's North Planning District.

The building has significant historic value as referenced by the Virginia Department of Historic Resources Architectural Survey. A 1981 National Register of Historic Places Survey states:

The Saint Luke Building houses the national headquarters of the independent order of Saint Luke, a Negro benevolent society founded after the Civil War to provide guidance and financial aid to struggling freed slaves. Under the able leadership of Maggie L. Walker, the pioneering black business-woman, philanthropist, and educator, the society prospered and maintained itself when similar institutions in other cities failed. From its beginning, the organization served to bridge the gap between slavery and freedom: easing the burdens of illness and death, encouraging savings and thrift, providing an outlet for inexpensive but well-made retail goods, and promoting Mrs. Walker's ideals for her race through a news weekly. The dignified headquarters, the oldest back -affiliated office building in Richmond, was designed by John White and erected in 1903. It was remodeled and enlarged between 1915 and 1920 under the direction of Virginia Union University professor Charles T. Russell. Mrs. Walker's office in the St. Luke Building is preserved as a memorial, maintained as she left it at her death in 1934. (Virginia Department of Historic Resources, Architectural Survey Form, p. 1, 2017)

The City of Richmond's Master Plan currently recommends Institutional and Single-Family (low density) land use for the property. Primary Institutional uses include places of worship, private schools, universities, museums, hospitals and other care facilities. (Richmond Master Plan, p. 135). The primary uses for Single-Family (low density) land use include single-family detached dwellings at densities up to seven units per acre and residential support uses such as churches, parks, and recreational facilities (p. 133).

The City's Zoning Ordinance designates this property as R-53 (Multi-family Residential). All surrounding properties are also in the R-53 district. Multi-family and vacant land uses predominate the vicinity, with some institutional, commercial, and office uses present as well.

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: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 5, 2018

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, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.17-52

Key Issues:

Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda

Strike Withdrawn Continue to: