



City of Richmond

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

Legislation Text

File #: ORD. 2018-022, **Version:** 1

To amend Ord. No. 2002-17-48, adopted Feb. 11, 2002, which authorized the special use of the properties known as 8 and 10 East Main Street for conversion and use of the ground floor levels of the existing buildings for dwelling purposes, together with off-street parking, to also permit such properties to be used for short-term rental, upon certain terms and conditions. (As Amended)

O & R Request

DATE: January 3, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 an amendment to the special use of real estate properties known as 8 and 10 East Main Street for the conversion construction of a second story, 1 bedroom apartment on an existing garage and use of the ground floor levels of the new and existing buildings for short-term rental units, together with off-street parking, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize an amendment to the special use of real estate properties known as 8 and 10 East Main Street for the conversion construction of a second story, 1 bedroom apartment on an existing garage and use of the ground floor levels of the new and existing buildings for short-term rental units, together with off-street parking, upon certain terms and conditions.

REASON: The reason for the amendment is to allow 8 & 10 East Main Street to be used as a short-term rental. The current zoning ordinance does not allow short-term rentals within the B-3 (General Business) zone, which is the primary reason for this Special Use Permit.

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 consists of a 6,447 SF or .15 acre parcel of land improved with a three (3) story, 7,182 SF multi-family building with 6 apartments and a detached garage constructed, per tax assessment records, in 1910. The property is located in the Monroe Ward neighborhood within the City's Downtown Planning District.

The City of Richmond's current Downtown Master Plan designates the subject property as a part of an Urban Center Area which is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. (Multifamily) buildings are typically attached in rows, or are larger buildings on larger lots. (City of Richmond, Downtown Master Plan, p. 3.24 (5))

The current zoning designation for this property is B-3 (General Business). Adjacent properties are the same B-3 with nearby zones of RO-3 (Residential Office) and B-4 (Central Business).

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: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 22, 2018

CITY COUNCIL PUBLIC HEARING DATE: February 26, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 26, 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, Survey, Map

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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