



Legislation Text

File #: ORD. 2018-111, **Version:** 1

To authorize the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, upon certain terms and conditions.

O & R Request

DATE: February 14, 2018

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 properties known as 1208 and 1212 McDonough Street, as well as, 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to thirty-three (33) dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 1208 and 1212 McDonough Street, as well as, 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to thirty-three (33) dwelling units, upon certain terms and conditions.

REASON: The applicant has proposed a mixed-use building containing up to thirty-three (33) dwelling units and commercial space. This use is not permitted by the underlying zoning of the property. 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 April 2, 2018, 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 Manchester neighborhood in the City's Old South Planning District. The subject properties, combined, consist of 28,285 SF, .65 acres of land and are currently unimproved. The density of the parcel if developed as proposed would be approximately 51 units per acre.

The City of Richmond's Downtown Plan designates a future land use category for the subject property as Downtown General Urban Area. The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. (City of Richmond, Downtown Master Plan, 2009, p.3.23)

The subject property and adjacent properties to the south and west are located in the R-8 Urban Residential Zoning District. Properties to the north and east are located in the R-63 Multifamily Urban Residential District and B-6 Mixed-Use Business District.

A mix of commercial, office, vacant, public-open space, single-, two- and multifamily land uses are present in the vicinity.

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: March 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: April 9, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 2, 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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