



## Legislation Text

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**File #:** ORD. 2018-162, **Version:** 1

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To authorize the special use of the property known as 526 North Boulevard for the purpose of office uses, upon certain terms and conditions.

### O & R Request

**DATE:** April 17, 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 property known as 526 North Boulevard, for the purpose of office use, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 526 North Boulevard, for the purpose of office use, upon certain terms and conditions.

**REASON:** The applicant has requested a special use permit to allow the property to continue to be used for office use, which is not a permitted use in the R-48 Multifamily Residential District.

**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 June 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property is located in the Museum District neighborhood in the City's Near West Planning District. The property is also located in the Boulevard City Old & Historic District. The subject property consists of 6,675 SF (.15 acres) of land and is currently improved with a three-story, 5,627 SF building

constructed, per tax assessment records, in 1910.

A 1976 Certificate of Occupancy allowed for three medical offices on the first floor, two apartments on the second floor, and two apartments on the third floor. The first floor currently contains a legal non-conforming office use. The upper floors also contain office uses. The proposed special use permit would provide authorization for all office uses within the building. No external changes to the building are proposed as part of the special use permit approval.

The City of Richmond's Master Plan designates the subject property for Multi-Family Medium Density land use, which is characterized by primary uses such as, "...multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-43 and R-48." (City of Richmond, Downtown Master Plan, p. 133)

The property is adjacent to a Neighborhood Commercial land use area, as designated by the Master Plan. "Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses."

The property is currently zoned R-48 Multifamily Residential, as are properties to the north, east, and south. Properties to the west are located in the B-2 Community Business District. A mix of institutional, commercial, office, single- 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

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** May 14, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** June 11, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 4, 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 18-05*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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