



## Legislation Text

**File #:** ORD. 2020-174, **Version:** 1

To amend and reordain Ord. No. 64-161-147, adopted Jun. 22, 1964, which authorized the use of certain real estate situated on the north side of Franklin Street beginning at a point 60.5 feet west of the west line of Adams Street, fronting 104.25 feet on the north side of Franklin Street and extending back between parallel or nearly parallel lines 200.5 feet, also known as the property located at 104 West Franklin Street, for the purpose of the construction and occupancy of an apartment building, to modify the off-street parking space requirements, upon certain terms and conditions.

### O & R Request

**DATE:** June 29, 2020

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To amend and reordain Ord. No. 1964-161-147, adopted June 22, 1964, which authorized the construction and occupancy of an apartment building at 104 West Franklin Street for the purpose of a multifamily building, to modify the parking requirements, upon certain terms and conditions.

### **ORD. OR RES. No.**

**PURPOSE:** To amend and reordain Ord. No. 1964-161-147, adopted June 22, 1964, which authorized the construction and occupancy of an apartment building at 104 West Franklin Street for the purpose of a multifamily building, to modify the parking requirements, upon certain terms and conditions.

**REASON:** The applicant is requesting to amend the current ordinance and to provide relief from the current off-street parking requirements in the RO-3 Residential Office zoning district for a 202-unit multi-family dwelling unit. Section 30-710.1(a)(4)a of the ordinance calls for 1 parking space per dwelling unit. The application calls for 57 off-street parking spaces. 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 September 8, 2020, meeting.

**BACKGROUND:** The subject property consists of a 20326 SF or .47 acre parcel of land improved with 202 unit multi-family apartment building constructed, per tax assessment records, in 1963. The property is located in the Monroe Ward neighborhood within the City's Downtown Planning District along West Franklin Street between North Adams and North Jefferson Streets. The property is also located within the Arts District Station area of the City's Bus Rapid Transit (Pulse) Corridor.

The City of Richmond's current Pulse Corridor Plan designates the subject property as Downtown Mixed-Use which "...features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated. Potential future zoning districts: B-4, RF-2. (City of Richmond, 2017) Adjacent properties are the same B-3 with nearby zones of B-4 (Central Business) to the North and East of 4th Street.

The property has been utilizing off-street surface parking lots along the northern side of the 100 block of West Grace Street between North Adams and North Jefferson Streets. The ordinance, if approved, would remove these off-street parking lots from servicing 104 West Franklin Street.

**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:** July 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** September 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission      September 8, 2020.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amend Ord. No. 1964-161-147

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey

**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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