



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2016-168, **Version:** 1

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To authorize the special use of the property known as 3903 Hill Monument Parkway for the purpose of permitting an accessory dwelling unit and accessory parking, upon certain terms and conditions.

### O & R Request

**DATE:** April 21, 2016

**EDITION:** 1

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

**THROUGH:** Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** Special use of the property known as 3903 Hill Monument Parkway for the purpose of an accessory dwelling unit

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3903 Hill Monument Parkway for the purpose of an accessory dwelling unit, upon certain terms and conditions.

**REASON:** The property is located in the R-4 - Single-Family Residential District, which does not permit dwelling units as an accessory use. 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 June 20, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 13,235 SF (0.3 acre) parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1955 and is located in the Rosedale neighborhood of the North planning district.

The City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use.

Primary uses in this category are “single-family detached dwellings at densities up to seven units per acre” (p. 133). The density of the parcel if developed as proposed would be approximately 7 units per acre.

The Master Plan lists general polices for new housing throughout the City, including: “Promote the development of new, high-quality housing” and “encourage the development of a range of housing types, styles and prices” (p. 100).

The subject property and adjacent properties to the east, south, and west are located within the same R-4 Single-Family Residential District. Properties to the north are located with an R-1 Single-Family Residential District. A mix of single- and two-family residential land uses predominate the vicinity of the subject property, with several institutional uses being 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:** \$300.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** May 23, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** June 27, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 20, 2016

**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:** Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
646-6308

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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