



City of Richmond

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

Legislation Text

File #: ORD. 2016-041, **Version:** 1

To authorize the special use of the property known as 1608 West Cary Street for the purpose of permitting a two-family attached dwelling unit and accessory parking, upon certain terms and conditions.

O & R Request

DATE: January 27, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor
(This in 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

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1608 West Cary Street for the purpose of authorizing one (1) two-family detached dwelling unit and accessory parking, upon certain terms and conditions.

REASON: The applicant is proposing to construct one (1) two-family detached dwelling unit and accessory parking. The subject property is located in an R-7 District, which permits a two-family detached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance.

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 March 21, 2016 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a vacant lot located on the block bounded by West Cary Street to the south, South Vine Street to the west, West Main Street to the north, and South Lombardy Street to the east. The lot is approximately 2,345 square feet in area and has a lot width of 25.92 feet and depth of 90.48 feet.

The applicant is requesting an SUP to construct one (1) two-family detached dwelling unit and accessory parking. The building would be three stories in height, and each unit would be approximately 1,500 square feet in size with three bedrooms and two and one-half bathrooms. Three parking spaces would be provided off of the alley to the rear of the building.

The subject property is located in an R-7 District, which permits a two-family detached dwelling use. However, the proposed use does not meet all the site requirements of the zoning ordinance, including lot width, lot area, and minimum yard setbacks.

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes 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 are R-43 and R-48" (133).

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 21, 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 ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734