



City of Richmond

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

Legislation Text

File #: ORD. 2016-169, **Version:** 1

To authorize the special use of the property known as 4618 West Grace Street for the purpose of permitting a second floor lodging unit accessory to a dwelling unit, 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 4618 West Grace Street for the purpose of a lodging unit accessory to a dwelling unit

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 4618 West Grace Street for the purpose of a lodging unit accessory to a dwelling unit, upon certain terms and conditions.

REASON: The applicant has requested authorization for the second-floor living area of a detached garage that would be considered a lodging unit by the zoning ordinance. Lodging units are not permitted in the R-5 Single-Family Residential District, 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 7,250 SF (0.166 acre) parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1954 and an accessory structure containing a garage and second-floor living area that was the subject of BZA Case No. 29-12 and is intended to be

authorized through this special use permit request as a lodging unit. The property is located in the Monument Avenue Park neighborhood of the Far West 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 subject property and all adjacent properties are located within the same R-5 Single-Family Residential District that encompasses much of the area. Single-family residential land use predominates the vicinity of the subject property.

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

Continue to: