



## Legislation Text

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**File #:** ORD. 2016-170, **Version:** 1

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To authorize the special use of the property known as 616 North 25<sup>th</sup> Street for the purpose of authorizing a retail store and two-family attached dwelling with no parking required, upon certain terms and conditions.

### **O & R Request**

**DATE:** April 12, 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 616 North 25<sup>th</sup> Street and 2415 Jefferson Avenue for the purpose of authorizing a retail store, upon certain terms and conditions.

**REASON:** The applicant is seeking permission to convert an existing garage into a retail store and waive the parking requirements for the retail store and the two-family attached dwelling unit. The property is zoned R-63, which does not permit the proposed retail store. Therefore, the applicant is requesting a special use permit.

**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 6, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is an improved lot of .078 acre with street frontage on North 25<sup>th</sup> Street and Jefferson Avenue. There is an existing two-family attached dwelling fronting on North 25<sup>th</sup> Street and a garage fronting on Jefferson Avenue.

The property is currently zoned R-63 Multi-Family Urban Residential, which does permit the two-family

attached dwelling but does not permit the proposed retail store in the existing garage. The garage is 344 square feet in size and would not be expanded as part of the retail store. The applicant has also requested parking waivers for the two-family dwelling (two spaces) and retail store (two spaces) for a total waiver of four spaces. Finally, as part of the proposed SUP, the ordinance would authorize the subdivision of the property for the purposes of splitting the retail store from the residential property.

The Richmond Master Plan designates this area as Single-Family (medium density). “Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Included are residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses” (p. 133).

**FISCAL IMPACT / COST:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

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

**BUDGET AMENDMENT NECESSARY:** No budget amendment is necessary.

**REVENUE TO CITY:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** May 9, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** June 13, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, June 6, 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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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