



Legislation Details (With Text)

**File #:** ORD. 2018-015    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 12/15/2017    **In control:** City Council  
**On agenda:** 2/5/2018    **Final action:** 2/12/2018  
**Title:** To authorize the special use of the property known as 807 Pepper Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.  
**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-015, 2. Staff Report, 3. Application Form & Applicant's Report, 4. 6-14-2017 Plans & 8-9-2017 Plat, 5. Map, 6. Letter of Opposition, 7. Letter of No Opposition

Date	Ver.	Action By	Action	Result
2/12/2018	1	City Council	adopted	Pass
2/5/2018	1	Planning Commission	recommended for approval	
1/8/2018	1	City Council	introduced and referred	

To authorize the special use of the property known as 807 Pepper Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**O & R Request**

**DATE:** December 20, 2017    **EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
**(This is 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

**RE:** To authorize the special use of the property known as 807 Pepper Avenue for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 807 Pepper Avenue for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct a single-family detached dwelling on a subdivided lot at 807 Pepper Avenue. The property is located in the R-4 Single-Family Zoning District, which permits single-family detached dwellings. However, the proposed lot widths for the parcels would not meet the minimum requirements of the R-4 District. Therefore, a special use permit is 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 February 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The proposed development is located in the Three Chopt neighborhood on the east side of Pepper Avenue off of Patterson Avenue. The property is comprised of a .59 acres (25,557 square feet) lot improved with a single-family detached dwelling.

The City's current Master Plan recommends Single-Family Low-Density land uses for the property. This designation calls for primarily "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...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: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133)

The proposed development of the property will include subdividing the parcel into two (2) separate lots for the construction of one (1) single-family detached home. Both homes will front on Pepper Avenue. The newly constructed home will be 3,644 total square feet, including two stories and a habitable attic space. The property is currently surrounded by one to two-story single-family detached dwellings on Pepper Avenue. The approximate density of the proposal would be approximately 3 units per acre.

The property is currently located in the R-4 Single-family Residential Zoning District. The R-4 district does permit the proposed single-family detached use of the property. However, the proposed lot widths approximately 50 ft. do not meet the minimum requirements of the R-4 District. The R-4 district requires a minimum of sixty (60) feet of width for each single-family detached dwelling.

The proposal includes three (3) dedicated off-street parking spaces. One (1) off-street space for Parcel A and two (2) off-street spaces for Parcel B. Parcel B will have off-street parking in the rear of the proposed dwelling.

**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 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** January 8, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** February 12, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 5, 2018

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No.17-46*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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