



Legislation Details (With Text)

**File #:** ORD. 2018-212    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 6/26/2018    **In control:** City Council  
**On agenda:** 9/4/2018    **Final action:** 9/10/2018

**Title:** To amend and reordain Ord. No. 93-271-235, adopted Oct. 11, 1993, which authorized the use of the property known as 1133 West Franklin Street for the purpose of conversion and use of the existing building as offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street, and as a single dwelling unit, together with accessory parking, to authorize additional signage, upon certain terms and conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-212, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans, 5. Map, 6. FDA Letter

Date	Ver.	Action By	Action	Result
9/10/2018	1	City Council	adopted	Pass
9/4/2018	1	Planning Commission	recommended for approval	
7/23/2018	1	City Council	introduced and referred	

To amend and reordain Ord. No. 93-271-235, adopted Oct. 11, 1993, which authorized the use of the property known as 1133 West Franklin Street for the purpose of conversion and use of the existing building as offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street, and as a single dwelling unit, together with accessory parking, to authorize additional signage, upon certain terms and conditions.

**O & R Request**

**DATE:** June 27, 2018    **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 amend and reordain Ord. No. 93-271-235, adopted October 11, 1993, which authorized the

use of the real estate, property known as 1133 West Franklin Street, for the purpose of conversion and use of the existing building as offices, Sunday school rooms, and meeting rooms accessory to the existing church at 1205 West Franklin Street, and as a single dwelling unit, together with accessory parking, upon certain terms and conditions, to authorize additional signage, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize an amendment to a special use permit for the property known as 1133 West Franklin Street for the purpose of permitting a free standing, directional sign, upon certain terms and conditions.

**REASON:** The reason for the amendment request is to allow the applicant to install a freestanding sign, which is not currently permitted by existing 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 September 4, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of an 11,380 SF or .26 acre parcel of land improved with a three story institutional and office building constructed, per tax assessment records, in 1920. The property is located in the Fan neighborhood near the VCU Monroe Park Campus and within Near West Planning District. It is also located with the West Franklin Street City Old & Historic District.

The City's Master Plan recommends Single-Family Medium Density land use for the subject property. 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.

Currently, adjacent properties on this block of West Franklin Street are a combination of private institutional and multi-family residential uses. Adjacent and nearby properties are zoned in the same R-6 Single-Family Attached Residential District as 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:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** July 23, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** September 10, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 4, 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.:** Amend Ord. No. 93-271-235

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Jonathan Brown, 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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