



Legislation Details (With Text)

**File #:** ORD. 2016-315      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 11/15/2016      **In control:** City Council

**On agenda:** 1/9/2017      **Final action:** 1/9/2017

**Title:** To authorize the special use of the property known as 2808½ East Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

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

**Indexes:** Special Use Permit

**Code sections:**

**Attachments:** 1. Ord. No. 2016-315, 2. Staff Report, 3. Survey, 4. Plans, 5. Application & Applicant's Report, 6. Map, 7. Letters of Support

Date	Ver.	Action By	Action	Result
1/9/2017	1	City Council	adopted	Pass
1/3/2017	1	Planning Commission	recommended for approval	
12/12/2016	1	City Council	introduced and referred	

To authorize the special use of the property known as 2808½ East Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

**O&R Request**

**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:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**SUBJECT:** To authorize the special use of the property known as 2808 ½ East Leigh Street for the purpose of permitting a single-family detached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 2808 ½ East Leigh Street for the purpose of permitting a single-family detached dwelling, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct a single-family detached dwelling. While such a use is permitted in the R-63 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a single-family detached dwelling in the R-63 district. 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 January 16, 2017, 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 of 1,936 square feet located at 2808.5 East Leigh Street between North 28<sup>th</sup> Street to the west and North 29<sup>th</sup> Street to the east. The proposed single-family detached dwelling is comprised of a two story 3-bedroom dwelling.

Per the City of Richmond Zoning Ordinance, an R-63 lot must be not be less than 3,000 square feet in area with a width of not less than 25 feet to accommodate a single-family detached dwelling. The subject property is 1,936 square feet in area with a width of 22 feet.

Per the Zoning Ordinance, a total of one parking space is required for the dwelling. No spaces have been provided on the subject property because there is no alley access to the rear of the property.

All surrounding properties are also located in the R-63 and R-8 districts. The predominant land uses on the 2800 block of East Leigh Street are single-family detached. Single-family detached residences are located directly to the east and west of the subject property.

The City of Richmond's Master Plan designates the subject property along East Leigh Street for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached.

**FISCAL IMPACT:** The Department of 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:** December 12, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** January 23, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, January 16, 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:** Leigh V. Kelley, Planner II  
Land Use Administration (Room 511) 646-6384

*PDR O&R No.16-37*