

permitting a single-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing to construct a single-family detached dwelling. The proposed use is not permitted in the B-2 Business district, and 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 March 14, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties are two vacant lots measuring 2,597 square feet and 2,144 square feet located at 1322 and 1326 North 26th Street between T Street to the northeast and a vacant lot to the southwest. The proposed is a two story single-family detached dwelling.

Per the City of Richmond Zoning Ordinance, single-family dwelling units are not permitted in the B-2 Business district. The subject properties total a width of 68' along North 26th Street and have a lot area of 4,741 square feet. In addition, per the Zoning Ordinance, a total of one parking space is required for the single-family dwelling unit. However, due to the irregular shape of the parcel and the need for an additional curb cut the applicant will not be providing off street parking. All properties to the south are located in the R-6 district. The predominant land uses on the 2600 block of 26th Street is single-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, "Infill development of like density and use is appropriate. In addition, the predominate land uses in the district are residential in nature, and these uses should be preserved." (p. 166). On April 30, 2003, City Council adopted a resolution changing the land use map for the subject properties from mixed use to single-family, medium density (p. 167A) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density and land use.

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: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 14, 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

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PDR O&R No.16-02