



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2017-131, **Version:** 1

To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.

O & R Request

DATE: May 31, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, 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

RE: Special use permit for three single-family attached dwellings at 2901 Monument Avenue

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2901 Monument Avenue for the purpose of permitting three single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to construct three single-family attached dwellings on a vacant corner lot at 2901 Monument Avenue. The property is located in the R-48 Multi-Family Zoning District, which permits single-family attached dwellings. However, the proposed lot area and lot coverage for the dwellings does not meet the minimum requirements of the R-48 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 July 17, 2017, 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 Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of a 0.09 acres (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue.

The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. This designation calls for primarily multi-family dwellings at densities up to 20 units per acre. The Master Plan also calls for infill development of like density, scale and use for the Near West Planning District.

The proposed development of the property will include subdividing the parcel into three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue. Each home will be three stories and between approximately 2,300 to 2,600 square feet. The property is currently surrounded by three- to four-story multi-family buildings on both Monument Avenue and North Colonial Avenue. The proposed density of the three units are similar to surrounding properties.

The property is currently located in the R-48 Multi-family Residential Zoning District. The R-48 district does permit the proposed single-family attached use of the property; however, the proposed lot area and lot coverage does not meet the minimum standards in the R-48 district. The R-48 district requires a minimum of 2,200 square feet of lot area for each single-family attached dwelling and allows a maximum lot coverage of 55%. The proposed lot areas range from just under 1,000 square feet to just over 1,500 square feet. Combined the three lots have a lot coverage of approximately 65%. The plan calls for amenities that provide additional open space for each unit that exceeds the open space requirements. The minimum side yard setback is currently 3 feet. The proposed side yard setbacks range from 3½ feet to 9 feet. The front yard setback will be in line with the property to the west.

The proposal includes five dedicated off-street parking spaces. Each home will include an enclosed garage; two homes will be provided with a one-car garage accessed from North Colonial Avenue while the third home will be provided a two-car garage accessed from the alley to the rear of the property. In addition to the one-car garage, the middle home will be provided with a surface parking space accessed from the alley.

The property is in the Monument Avenue City Old & Historic District and will be subject to the review of the Commission of Architectural Review. The special use permit ordinance allows for modifications to the elevations subject to the approval of the Commission of Architectural Review.

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: June 26, 2017

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 17, 2017

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

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

PDR O&R No.17-13

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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