



City of Richmond

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

Legislation Text

File #: ORD. 2018-192, **Version:** 1

To authorize the special use of the properties known as 800, 802, and 806 North 32nd Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

O & R Request

DATE: May 24, 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 authorize the special use of the properties known as 800, 802, and 806 North 32nd Street, for the purpose of authorizing up to four single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 800, 802, and 806 North 32nd Street, for the purpose of authorizing up to four single-family attached dwellings, upon certain terms and conditions.

REASON: The proposed development consisting of four single-family attached dwellings would not meet front yard setback, lot size, and off-street parking requirements of the underlying R-6 Single-Family Attached Residential District. A special use permit is therefore 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 16, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties consist of a 3,125 SF, .07 acre parcel, a 2,500 SF, .05 acre parcel of land, and an improved 2,500 SF, .05 acre parcel of land. 800 North 32nd Street has a vacant, 1,152 SF, two-

story, single-family detached building constructed, per real estate assessor records, in 1949. 802 North 32nd Street has an approximately 175 SF portion of the two-story single-family detached building located at 800 North 32nd Street within its boundaries. 802 North 32nd Street also has a 168 SF portion of a 560 SF detached, rear garage primarily located within 800 North 32nd Street. 806 North 32nd Street contains a 1,116 SF single family detached dwelling constructed, per tax assessor records, in 1916. All properties are located at the northwest intersection of N Street and North 32nd Street in the Church Hill North neighborhood of the East planning district.

The City of Richmond’s current Master Plan designates a future land use category for the subject property as Single-Family Residential at medium densities. Primary uses for this category “...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre.” (City of Richmond, Master Plan, 2009, p.133) The Master Plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

In addition the Master Plan states infill development within the East Planning District “...of like density and use is appropriate.” (p. 166). The proposed density of the project would be approximately 24 units per acre.

Adjacent and nearby properties are of the same R-6 District as the subject property. A mix of residential, institutional, vacant, and some office uses are present in the vicinity of 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: \$300 Application Fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: June 25, 2018.

CITY COUNCIL PUBLIC HEARING DATE: July 23, 2018.

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 16, 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: 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. 18-23

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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