City of Richmond

Legislation Text

File #: ORD. 2016-127, **Version:** 1

To authorize the special use of the property known as 2701 Woodrow Avenue for the purpose of an addition to an existing single-family dwelling, upon certain terms and conditions.

O & R Request

DATE: February 26, 2016   **EDITION:**   1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 2701 Woodrow Avenue for the purpose of an addition to an existing single-family dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2701 Woodrow Avenue for the purpose of an addition to an existing single-family dwelling, upon certain terms and conditions.

REASON: The proposed side addition to an existing single-family dwelling on a corner lot does not meet the front yard setback required by the Zoning Ordinance. 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 April 18, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of 0.175 acres (7,623 SF) of land improved with a single-family dwelling constructed, per tax assessment records, in 1923. The property is located at the northeast corner of the intersection of Woodrow and East Norwood Avenues, in the City's Northern Barton Heights neighborhood and North planning district.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre (p. 133). More specifically for the North planning district, the Master Plan states, "The predominant residential character of the District should be kept intact (p. 255)."

The subject property and adjacent properties to the west, north, and east are part of a larger R-5 Single-Family Residential Zoning District. Properties to the south are located in an R-6 Single-Family Attached Residential District. Single- and two-family residential use predominates the immediate vicinity, with some institutional and public-open space land uses present as well.

FISCAL IMPACT / COST: The Department 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: $300.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: March 28, 2016

CITY COUNCIL PUBLIC HEARING DATE: April 25, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 18, 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 ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
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PDR O&R No. 16-06

Key Issues:
  Retain on Consent Agenda
  Move to Regular Agenda
  Refer Back to Committee
  Remove from Council Agenda
        Strike   Withdrawn   Continue to: