



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2017-184, **Version:** 1

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To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing one or more multifamily dwellings containing a total of no more than 12 dwelling units, upon certain terms and conditions.

### O & R Request

**DATE:** August 11, 2017

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Levar M. Stoney, Mayor (Patron: Mayor, by request)  
**(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:** Special use permit for a multi-family development containing no more than twelve dwelling units at 3005 East Franklin Street.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing a multi-family development containing up to twelve dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing a multi-family development containing up to twelve dwelling units at 3005 East Franklin Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which does not permit multi-family use. 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 October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The .53 acre property is located in the Church Hill neighborhood and includes an eight (8) unit, 5,040 SF, multi-family building constructed, per tax records, in 1964. The development will include the rehabilitation of the existing building and the construction of four (4) additional dwelling units. In addition, the project will provide streetscape improvements along East Franklin Street, including street trees and sidewalk

extension, and on-site buffered parking.

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." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

In addition the Plan clearly recommends infill development within the East Planning District "...of like density and use..." as appropriate (p. 166). Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

The subject property and all adjacent properties are located within the same R-6 Single-Family Attached Residential Zone and are a part of the City's St. John's Church Old and Historic District.

A mix of vacant and residential (single-, two- and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on East Franklin Street between N 29th and N 31st Streets.

**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:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** September 11, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** October 9, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 2, 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, Map

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

*PDR O&R No. 17-20*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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