



City of Richmond

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

Legislation Text

File #: ORD. 2016-241, **Version:** 1

To authorize the special use of the property known as 404 North 33rd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

O & R Request

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, 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, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: To authorize the special use of the property known as 404 North 33rd Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 404 North 33rd Street for the purpose of permitting a two-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing the renovation of the existing single-family detached dwelling into a two-family detached dwelling. While such a use is permitted in the R-8 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a two-family detached dwelling in the R-8 district. 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 October 3, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is improved with a vacant 2,962 square foot two-story single-family detached wood framed residential dwelling located at 404 North 33rd Street between 16' public alley to the north and North 33rd Street to the south and East Marshall Street to the west. The proposed two-family detached dwelling is comprised of a first floor 2-bedroom unit and a second floor 1-bedroom unit.

Per the City of Richmond Zoning Ordinance, an R-8 lot must be not less than 3,400 square feet in area with a width of not less than 28 feet to accommodate a two-family detached dwelling. The subject property is 4,962 square feet in area with a width of 24 feet.

Per the Zoning Ordinance, a total of two parking spaces are required for the two dwelling units. Two spaces have been provided on the subject property and are accessible via the alley to the rear of the property. All surrounding properties are also located in the R-8 district. The predominant land uses on the 400 block of 33rd Street are single and two-family detached.

The City of Richmond's Master Plan speaks of Land Use policies and strategies within the East Planning District. It states, "A continued need exists to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/ Chimborazo, and Fairmount neighborhoods" (Page 163) Designations for the subject property along 33rd Street is for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached, at densities of 8 to 20 units per acre (p. 133). However the plan also states that, "Residential infill development should be similar in density, architectural character, and use to what currently existing in the surrounding area and should enhance the character and quality of the neighborhoods." (p. 166) In general the plan shows that it is in keeping with traditional residential development patterns for the district in regards to density.

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: September 12, 2016

CITY COUNCIL PUBLIC HEARING DATE: October 10, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, October 3, 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

STAFF: Leigh V. Kelley, Planner II
Land Use Administration (Room 511) 646-6384

