



City of Richmond

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

Legislation Text

File #: ORD. 2016-297, **Version:** 1

To repeal Ord. No. 84-19-28, adopted Feb. 27, 1984, and to authorize the special use of the property known as 3003 Parkwood Avenue for the purpose of permitting up to 32 multifamily dwelling units, upon certain terms and conditions.

O & R Request

DATE: October 20, 2016 **EDITION:** 1

TO: The Honorable Members of City Council

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

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

RE: To repeal Ord. No. 1984-19-28, adopted February 27, 1984 and to authorize the special use of 3003 Parkwood Avenue, for the purpose of permitting up to 32 multi-family dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To repeal Ord. No. 1984-19-28, adopted February 27, 1984 and to authorize the special use of 3003 Parkwood Avenue, for the purpose of permitting up to 32 multi-family dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing multi-family use of the property, which is not permitted by the underlying zoning of the property. 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 December 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 29,882 SF (0.686 acre) parcel of land improved with a building containing an assisted living facility and constructed, per tax assessment records, in 1940. The

property is located in the Carytown neighborhood of the Near West planning district, in the southwest quadrant of the intersection of Parkwood Avenue and South Sheppard Street.

The property is subject to a special use permit (Ord. No. 1984-19-28), authorizing the assisted living facility.

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). The density of the parcel if developed as proposed would be approximately 47 units per acre.

The Master Plan lists general policies for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

The subject property and properties to the north, west and south are located within the R-5 Single-Family Residential District. Properties to the east are located with the R-6 Single-Family Attached Residential District. A mix of single-, two-family, and some multi-family residential land uses predominate the vicinity of the subject property, with commercial and mixed-use land uses along the Cary Street corridor one block to the north.

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: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 5, 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.: Repeal Ord. No. 1984-19-28, adopted February 27,

1984

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
Land Use Administration (Room 511)
804 646 6308

PDR O&R No. 16-30

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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