



City of Richmond

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

Legislation Text

File #: ORD. 2017-181, **Version:** 1

To authorize the special use of the property known as 211 West 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

O & R Request

DATE: August 16, 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 dwelling unit to be constructed within an accessory building at 211 W 11th Street.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 211 W 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

REASON: The applicant is proposing a one-bedroom dwelling unit above a two-car garage that is accessory to a two-family dwelling. The property is currently located in the R-63 Multi-Family Urban Residential District and the proposed use is not permitted. A special use permit has therefore been requested by the applicant.

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 subject property consists of a 4,774 SF or .11 acre parcel of land improved with an existing two-family detached dwelling with a detached, 1,248 SF, two-story garage. The property is located in the Old South Planning District and the Manchester neighborhood.

The City of Richmond's Downtown Plan designates the subject property as being within a General Urban Area, which is "characterized by medium-density, mixed-use development along medium-sized blocks [and includes] single-family homes, sideyard houses, rowhouses, and small multi-family buildings, such as duplexes, triplexes, and quads" (p. 3.23). No residential density is specified for this land use designation.

Adjacent and nearby properties are a combination the same R-63 district as the subject property. Properties across West 11th Street are located in the R-8 Urban Residential District. A mix of vacant and residential (single -, two-, and multi-family) land uses are present in the vicinity.

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: \$1,800 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 & Survey, Map

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

PDR O&R No. 17-25

Key Issues:

Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda

Strike Withdrawn Continue to: