



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

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To authorize the special use of the property known as 211 West 11<sup>th</sup> 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: