



City of Richmond

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

Legislation Text

File #: ORD. 2017-247, **Version:** 1

To authorize the special use of the property known as 909 North 27th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

DATE: November 20, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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, 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 properties known as 909 North 27th Street for the purpose of a new two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 909 North 27th Street for the purpose of a new two-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing to construct a two-story, 1,600 square ft., two-family dwelling. The property is currently located in the R-63, Single Family zoning district. The R-63 district calls for two-family detached dwellings to be located upon lots with lot areas of not less than 3,200 sq. ft., and lot widths of not less than 27 ft. The proposal does not meet these requirements, 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 January 8, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

Page 1

City of Richmond

Printed on 11/22/2017

File Number: 2017.

BACKGROUND: The proposed development is located in the Church Hill North neighborhood in the East Planning District. The property is comprised of .07 acres and is currently unimproved. The front and sideyard

setbacks of the proposed house are not dissimilar to the rest of the houses on the block where infill development has occurred.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Mixed Use Residential. Primary uses for this category include "...single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. (And), Typical zoning classifications that may accommodate this land use category: R-63, R-8." (City of Richmond Master Plan, p. 304) Adjacent and nearby properties are located within the same R-63, with R-6 and R-8 Residential zones to the east and south of the property respectively.

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: December 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: January 15, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, January 8, 2018

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

PDR O&R No.17-43