



# 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. 2017-246, **Version:** 1

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To authorize the special use of the property known as 225 Plazaview Road for the purpose of a two-family detached dwelling, upon certain terms and conditions.

### O & R Request

**DATE:** November 20, 2017

**EDITION:**1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
**(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:** To authorize the special use of the property known as 225 Plazaview Road for the purposes of permitting the construction of 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 225 Plazaview Road for the purposes of permitting the construction of a two-family detached dwelling, upon certain terms and conditions.

**REASON:** The applicant is requesting a special use permit to authorize the construction of a two-family detached residential use. The current zoning of the property is OS - Office-Service, which does not permit two-family detached residential use. 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.

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*Printed on 11/22/2017*

File Number: 2017.

**BACKGROUND:** The subject property consist of a single parcel measuring 9,000 SF or .2 acres of vacant land. The property is located in the Belt Center neighborhood in the Midlothian Planning District.

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Single-Family (Low density). Primary uses for this category are "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5. (p. 133)

The Master Plan recommends a Town Center Strategy for the properties along and near the Belt Boulevard corridor which are "...intended to serve as a vibrant center of activity, among a mixture of uses within a modern, well designed urban context. With roadway and transit connections to Downtown and the rest of the City and metropolitan area, the Town Center offers an opportunity for a focal point for south Richmond, with a mixture of higher density residential, office, retail, entertainment, and public uses." (p.221)

Properties to the east, south and west of the subject property are a located within the same OS - Office Service District. Properties to the north are located within the B-3 Business General District, along Belt Boulevard. A mix of residential, office, and commercial, land uses are found in the vicinity, with some public-open space and institutional land uses as well.

**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:** \$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 ENTITIES:** 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)

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**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. 17-49*