



City of Richmond

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

Legislation Text

File #: ORD. 2014-263-2015-13, **Version:** 1

To authorize the special use of the property known as 1734 North 28th Street, 1736 North 28th Street, and a portion of 1738 North 28th Street for the purposes of authorizing up to six (6) single-family detached dwelling units, upon certain terms and conditions.

O & R Request

DATE: November 7, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer

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

RE: To authorize the special use of the property known as 1734 North 28th Street, 1736 North 28th Street, and a portion of 1738 North 28th Street for the purposes of authorizing up to six (6) single-family detached dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1734 North 28th Street, 1736 North 28th Street, and a portion of 1738 North 28th Street for the purposes of authorizing up to six (6) single-family detached dwelling units, upon certain terms and conditions.

REASON: The proposed single-family dwelling lots would be 3,780 to 3,990 square feet in area and 27 to 28.5 feet in width. The proposed front yard setback is 23 feet; the proposed side yard setback is 3.5 to 5 feet. Per the Zoning Ordinance, R-5 Single-Family Residential lots are to be a minimum of 6,000 square feet in area with a lot width of not less than 50 feet. Front yard setbacks are to be a minimum of 25 feet; side yard setbacks are to be a minimum of 5 feet. The applicant has therefore requested a special use permit.

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 once it has been introduced to City Council. A letter

outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property to be dedicated to residential lots consists of two unimproved parcels of land and a portion of an unimproved parcel of land, totaling 0.53 acres (23,030 sq ft). The property is located at the southwest corner of the intersection of Y Street and North 28th Street, in the City's Woodville neighborhood and the Master Plan's East planning district.

The Land Use Plan of 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 proposed development would have a residential density of approximately 11 units per acre.

More specifically for the East planning district, the Master Plan states, "The predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

The subject property and adjacent properties are part of the larger R-5 district that encompasses much of the area. Single-family residential use predominates the area, with some institutional, multi-family residential, and commercial land uses present as well. The lots that front the proposed lots across North 28th Street are just under 4,000 square feet in area and 30 feet in width (with the exception of a double lot that is approximately 7,800 square feet in area and 60 feet in width), at a density of 9 to 10 units per acre.

FISCAL IMPACT: The Department 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.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800.00

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: December 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, January 5, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notices)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans & Survey

STAFF: Matthew J. Ebinger, Senior Planner
Land Use Administration (Room 511)
804-646-6308

DCD O&R No. 14-48