



Legislation Details (With Text)

File #: ORD. 2014-223-205 **Version:** 1 **Name:**

Type: Ordinance **Status:** Adopted

File created: 10/13/2014 **In control:** City Council

On agenda: 11/10/2014 **Final action:** 11/10/2014

Title: To authorize the special use of the property known as 2319 M Street for the purposes of a two-family detached dwelling, upon certain terms and conditions.

Sponsors: Mayor Jones (By Request)

Indexes: Special Use Permit

Code sections:

Attachments: 1. Ord. No. 2014-223-205, 2. Staff Report, 3. Plans & Survey, 4. Location Map, 5. Application & Applicant's Report, 6. Parking Study, 7. Letter of Support

Date	Ver.	Action By	Action	Result
11/10/2014	1	City Council	adopted	Pass
11/3/2014	1	Planning Commission	recommended for approval	Pass
10/13/2014	1	City Council	introduced and referred	

To authorize the special use of the property known as 2319 M Street for the purposes of a two-family detached dwelling, upon certain terms and conditions.

O & R Request

DATE: September 16, 2014 **EDITION:** 1

TO: The Honorable Members of City Council

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

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer

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

SUBJECT: To authorize the special use of the property known as 2319 M Street for the purposes 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 2319 M Street for the purposes of a two-family detached dwelling, upon certain terms and conditions.

REASON: The property is zoned in the R-63 Multifamily Urban Residential District, which allows two-family dwellings. However, the property does not meet R-63 minimum lot area standards and a special use permit is therefore required to authorize the proposed conversion to a two-family dwelling.

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 November 3, 2014, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 0.05 acre (2,178 sq ft) parcel of land improved with a deteriorating single-family dwelling constructed, per tax assessment records, in 1890. The property is located at the southwest corner of the intersection of M Street and N 24th Street in the Union Hill neighborhood of the East planning district. The property is also located within the Union Hill City Old & Historic District and the proposed renovations have been reviewed by the Commission of Architectural Review.

The property is zoned in the R-63 Multifamily Urban Residential District, which allows two-family dwellings. However, the 2,178 sq ft property does not meet the R-63 minimum lot area standard of 3,200 sq ft for two-family detached dwellings. A special use permit is therefore required to authorize the proposed conversion to a two-family dwelling.

The City of Richmond's Master Plan recommends Mixed Use (Residential) land use for the property. The Master Plan defines the primary uses for this category as single-, two-, and multifamily dwellings, live/work units and neighborhood-serving commercial uses developed in a traditional urban form.

In regard to the East District, the Master Plan states "vacant and deteriorating housing is a problem District-wide. The East District contains the highest percentage of vacant housing of any area in the City. The abundance of substandard housing imparts a damaging image to the entire District. Given that the majority of the structures throughout the District are historically and architecturally significant, demolition to address problems associated with blighted housing will need to be used sparingly" (p. 163).

"The predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166). "Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood" (p. 169).

The properties adjacent to the subject property are part of the larger R-63 district that encompasses the majority of the neighborhood. Properties located in the UB - Urban Business district are located in the vicinity, east and south of the subject property. Residential (single-, two-, and multifamily) land uses predominate the area, with mixed-use, office, commercial, and institutional uses present as well.

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.

REVENUE TO CITY: \$1,800.00

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: October 13, 2014

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, November 3, 2014

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

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DCD O&R No.14-41