

permitting professional office use (non-medical), upon certain terms and conditions.

REASON: The applicant is proposing to establish a professional office use, within a single-family detached dwelling. The subject property is located in an R-53 Multi-Family Residential zoning district and it's adjacent to the Boulevard City Old and Historic District. The existing R-53 does not permit office uses and therefore a special use permit is 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 March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located on the north side of Idlewood Avenue near the intersection of Idlewood Avenue and a public alley that runs from north to south between Idlewood Avenue and West Cary Street. The property consists of one parcel with a land area of 6,535 square feet, which is improved with a circa 1924 two-story single-family house. The existing structure is located across a public alley from the Sigma Phi Epsilon Fraternity National Headquarters. The applicant proposes converting the existing single-family home into an office use (non-medical). Recent growth of the fraternity and its programs has imposed a need to increase the headquarters' office space. The property's proximity to the existing Sigma Phi Epsilon National Headquarters makes it ideal for the office use expansion. In addition, the proposed use is not permitted in the R-53 zoning district therefore a special use permit is required.

All surrounding properties are located in the R-48 and R-53, Multi-Family Residential districts and the R-6 Single-Family Residential district and the Boulevard City Old and Historic District. The predominant land uses on the 2800 and 2900 blocks of Idlewood are single-family and two-family detached residential dwellings, multi-family with up to 20 per acre and office uses. Multi-family dwelling units are located directly to the west of the subject property and an office use is located directly to the east across the public alley.

The City of Richmond's Master Plan designates the subject property along Idlewood for Single Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwellings at densities of 8 to 20 units per acre. Typical zoning classifications that may accommodate this land use category include R-53A, R-6 and R-48.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 14, 2016

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

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