Legislation Details (With Text)

File #:	ORD. 2017-183	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	8/9/2017			**In control:**	City Council
On agenda:	10/9/2017			**Final action:**	10/9/2017
Title:	To authorize the special use of the properties known as 3000 East Franklin, 3004 East Franklin, and 3006 East Franklin Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.				
Sponsors:	Mayor Stoney (By Request)				
Indexes:	Special Use Permit				
Code sections:					
Attachments:	1. Ord. No. 2017-183, 2. Staff Report, 3. Plans & Survey, 4. Application Form & Applicant's Report, 5. Map, 6. Letter of Support				

Date	Ver.	Action By	Action	Result
10/9/2017	1	City Council	adopted	Pass
10/2/2017	1	Planning Commission	recommended for approval	
9/11/2017	1	City Council	introduced and referred	

To authorize the special use of the properties known as 3000 East Franklin, 3004 East Franklin, and 3006 East Franklin Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

O & R Request

DATE: August 10, 2017 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: 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

RE: Special use permit for three single-family attached dwellings at 3000 - 3006 East Franklin Street

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3000 East Franklin Street, 3004 East

Franklin Street, and 3006 East Franklin Street for the purpose of permitting three single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to construct three single-family attached dwellings at 3000 East Franklin Street, 3004 East Franklin Street, and 3006 East Franklin Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the density and parking requirements of the Zoning Ordinance would not be met. 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 October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property is comprised of three (3) properties consisting of a 2720 SF, .062 acre parcel, a 1746.4 SF, .04 acre parcel, and a 1760 SF, .04 parcel of land currently unimproved and located in the Church Hill neighborhood of the East planning district. The development will include three (3) newly constructed single-family attached homes. The project will provide streetscape improvements along East Franklin Street including a sidewalk, street trees, and curbing, which are currently not provided. No off-street parking would be provided for the development.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Public & Open Space. Primary uses in this category include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities (p. 135).

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "…a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

The subject property and all adjacent properties are located within the same R-6 Single-Family Attached Residential Zone and are a part of the City's St. John's Church Old and Historic District.

A mix of vacant and residential (single-, two- and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on the north side of East Franklin Street between N 29th and N 31st Streets.

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: $1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

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CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 2017

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 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.17-19

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to: