Legislation Details (With Text)

File #:	ORD. 2018-215	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	3/21/2018			**In control:**	City Council
On agenda:	9/4/2018			**Final action:**	9/10/2018
Title:	To authorize the special use of the property known as 4410 Kensington Avenue for the purpose of permitting an accessory dwelling unit within an existing detached garage, upon certain terms and conditions.				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2018-215, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Plans, 5. Survey, 6. Support Letters, 7. Map				

Date	Ver.	Action By	Action	Result
9/10/2018	1	City Council	adopted	Pass
9/4/2018	1	Planning Commission	recommended for approval	
7/23/2018	1	City Council	introduced and referred	

To authorize the special use of the property known as 4410 Kensington Avenue for the purpose of permitting an accessory dwelling unit within an existing detached garage, upon certain terms and conditions.

O & R Request

DATE: June 22, 2018 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 4410 Kensington Avenue for the purpose of an accessory dwelling unit in an existing detached garage, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 4410 Kensington Avenue for the purpose of an accessory dwelling unit in an existing detached garage, upon certain terms and conditions.

REASON: The applicant is proposing to renovate a one-story, 480 SF, detached garage to include an accessory dwelling unit for use by family. The property is currently located in the R-5 zoning district and the proposed use is not permitted. A special use permit has therefore been requested by the applicant.

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 September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 7,425 SF or .17 acre parcel of land improved with a 1,406 SF residential building constructed, per tax assessment records, in 1946 as a Single-family dwelling. It is located in the Colonial Place neighborhood of the Far West Planning District.

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Low Density. Primary uses for this category include "…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."

The density of the parcel if developed would be approximately 12 units per acre. Lot coverage requirements for the R-5 district are currently set at a maximum of 35%. The existing lot coverage of the existing house and detached garage is approximately 23%, within current zoning requirements.

Adjacent properties on the 4400 Block of Kensington Avenue are of similar-sized houses, some with rear garages. Single-family land use predominates the area, with some institutional land uses present as well. All surrounding properties are within the same R-5 Single-family zoning district as the subject property.

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: July 23, 2018

CITY COUNCIL PUBLIC HEARING DATE: September 10, 2018

REQUESTED AGENDA: Consent.

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RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 4, 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)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map
STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

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