



**PURPOSE:** To authorize the special use of the properties known as 1715 and 1717 Maury Street for the purpose of authorizing two two-family attached dwellings, upon certain terms and conditions

**REASON:** The applicant has proposed two two-family attached dwellings that do not meet the minimum lot area and lot with requirements of the R-7 Single- and Two-Family Urban District. 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 November 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property referenced as 1715 Maury Street consists of a 3,875 SF (.089 acre) parcel of land with 25 linear feet of street frontage. The property has no improvements. 1717 Maury Street consists of 4,340 SF (.10 acre) and has 28 linear feet of street frontage. The property contains a one-story 947 square-foot single-family dwelling that is in very poor condition. The properties are located in the Blackwell neighborhood of the Old South Planning District.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 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-5A, R-6 and R-7. (City of Richmond Master Plan, 133). The proposal would yield a residential density of approximately 21 units per acre.

The current zoning for this property is R-7 Single- and Two-Family Urban Residential. All adjacent properties are located within the same R-7 District. Single-, two-, and multi-family land uses are found in the vicinity, as well as vacant, commercial, and institutional land uses.

**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:** October 8, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** November 13, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, November 5, 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:** Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration 646-1036

*PDR O&R No. 18-60*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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