Legislation Details (With Text)

File #:	ORD. 2022-232	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Adopted
File created:	5/20/2022			**In control:**	City Council
On agenda:	12/12/2022			**Final action:**	12/12/2022
Title:	To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (As Amended) (1st District)				
Sponsors:	Mayor Stoney (By Request)				
Indexes:					
Code sections:					
Attachments:	1. Ord. No. 2022-232 - Amended 20221114, 2. 20221114 Amendment of Ord. No. 2022-232, 3. (CURRENT) Staff Report, 4. Application, 5. Applicant's Report, 6. Survey Plan, 7. (CURRENT) Plan Set (Nov 7 CPC), 8. (OLD) Plans & Survey (Oct 3 CPC), 9. (OLD) Plans & Survey (Sept 19 CPC), 10. (OLD) Staff Report - September 2022, 11. (CURRENT) Public Comment Letters, 12. (CURRENT) MDA Not Opposed - Update, 13. (OLD) Opposition Letters, 14. (OLD) MDA Not Opposed Letter, 15. (OLD) MDA Letter of Opposition, 16. O&R Map, 17. West of the Boulevard Design Guidelines, 18. Notification Affidavit Packet Cont 4, 19. Planning Commission Presentation, 20. 20221212_Formal_Ord. 2022-232_Handout-Art Seidenberg				

Date	Ver.	Action By	Action	Result
12/12/2022	1	City Council	adopted	Pass
12/12/2022	1	City Council		
11/14/2022	1	City Council	amended and continued	
11/7/2022	1	Planning Commission	recommended for approval with amendments	Pass
10/17/2022	1	Planning Commission	recommended for continuance	Pass
10/10/2022	1	City Council		
10/3/2022	1	Planning Commission	recommended for continuance	Pass
9/26/2022	1	City Council	continued and referred back	
9/19/2022	1	Planning Commission	recommended for continuance	
9/12/2022	1	City Council	continued and referred back	
9/6/2022	1	Planning Commission	recommended for continuance	
7/25/2022	1	City Council	introduced and referred	

To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (As Amended) (1st District)

WHEREAS, the owner of the properties known as 3301 Park Avenue and 3303 Park Avenue, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of

four single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4(2)(a), concerning density, 30-412.4(2)(b), concerning lot area, 30-412.5(2)(a), concerning front yards, 30-412.5(2)(b), concerning side yards, 30-412.5(2)(c), concerning rear yards, 30-412.6, concerning lot coverage, 30-412.7, concerning driveways from streets, and 30-412.8, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community

involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 3301 Park Avenue and 3303 Park Avenue and identified as Tax Parcel Nos. W000-1518/017 and W000-1518/016, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled "Physical Survey of Property Located at the Southwest Corner of Park Avenue and Tilden Street, Also Known as Lots 1 and 2, Block 12, in the Plan of Lee Annex, 3301 and 3303 Park Avenue, City of Richmond, Virginia," prepared by ThomaSurveying, PC, dated September 1, 2021, and revised December 9, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of four single-family attached dwellings, with off-street parking, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Park & Tilden Row Houses, New Construction, 3301 Park Avenue, Richmond, VA 23221," prepared by 510 Architects, and dated June 20, 2022, and entitled "Park & Tilden Row Houses, Special Use Permit Plan, City of Richmond, Virginia," prepared by Sekivsolutions, dated December 17, 2021, and last revised May 19, 2022, and hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

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§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as four single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than eight on-site parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond

(2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including new street trees along Tilden Street and Park Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly

indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

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O & R Request

DATE: May 31, 2022 **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: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3301 and 3303 Park Avenue for the purpose of up to four single-family attached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3301 and 3303 Park Avenue for the purpose of up to four single-family attached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is proposing to construct (4) single-family attached dwellings, with off-street parking, upon two individual lots. This use, among other things, does not meet the requirements of sections 30-412.4(2)a, 30-412.4(2)b, 30-412.5(2)a, 30-412.5(2)b, 30-412.5(2)c, 30-412.6, 30-412.7, and 30-412.8 regarding density, lot area, front yards, side yards, rear yards, lot coverage, driveways, and height, respectively, of the Code of the City of Richmond (2020), as amended. 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 July 18, 2022 meeting.

BACKGROUND: The subject properties are currently zoned R-4 Single-Family Residential. The property consists of two contiguous parcels that are a total of 6,969 sq. ft., or .16 acres, improved with a 1,770 sq. ft. vacant, 2-story dwelling constructed, per tax assessment records, in 1917. The ordinance would allow for four (4) single-family attached dwellings, with off-street parking. The property is within the Museum District neighborhood.

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed Use. This use is comprised of existing "…or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Adjacent and nearby properties are all zoned R-6 Single Family Residential. The density of the proposed development would be 50 units per acre.

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: June 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 18, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

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: