



Legislation Text

File #: ORD. 2014-264-2015-14, **Version:** 1

To authorize the special use of the property known as 2617 West Main Street for the purpose of authorizing two (2) two-family attached dwelling units and accessory parking, upon certain terms and conditions.

O & R Request

DATE: October 31, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

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

SUBJECT: Special Use Permit for 2617 West Main Street to permitting two (2) two-family attached dwelling units and accessory parking.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2617 West Main Street for the purpose of authorizing two (2) two-family attached dwelling units and accessory parking, upon certain terms and conditions.

REASON: The applicant is proposing to construct two (2) two-family attached dwelling units and accessory parking. The subject property is located in an R-7 District, which only permits two-family attached dwelling uses that legally existed prior to the effective date of the district regulations.

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 December 1, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant is requesting a SUP to split an existing parcel into two parcels that do not meet the regulations of the R-7 Single- and Two-Family Residential district for two (2) two-family attached dwellings. The proposal is for the construction of two (2) two-family attached dwellings (four units). The R-7

district permits only two-family attached dwellings that legally existed prior to the effective date of the district regulations.

In addition, the R-7 district requires two-family attached dwellings to be on lots of not less than 4,400 square feet in area and a width of not less than thirty-six feet (36'). The proposed lots would contain 3,595 square feet of lot area and widths of twenty feet (20').

The property is located in the Near West Planning District as defined by the 2000-2020 city-wide Master Plan, which recommends "Single-Family (Medium-Density)" uses for the property. The Richmond Master Plan designates this property as Single-Family (Medium-Density). Primary uses for the Single-Family designation 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" (p. 133).

FISCAL IMPACT: The Department 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: November 10, 2014

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, December 1, 2014

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

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

PDR O&R No. 14-44