



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2015-018-36, **Version:** 1

To authorize the special use of the properties known as 1621 Grove Avenue and 1617 Rear Grove Avenue for the purpose of a multifamily dwelling and parking area, upon certain terms and conditions, and to repeal Ord. No. 94-239-223, adopted Oct. 24, 1994.

O & R Request

DATE: December 16, 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, Acting Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To repeal Ord. No. 94-239-223, adopted October 24, 1994, and to authorize the special use of the properties known as 1621 Grove Avenue and 1617 Rear Grove Avenue for the purposes of a multifamily dwelling and parking area, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To repeal Ord. No. 94-239-223, adopted October 24, 1994, and to authorize the special use of the properties known as 1621 Grove Avenue and 1617 Rear Grove Avenue for the purposes of a multifamily dwelling and parking area, upon certain terms and conditions.

REASON: The property owner that operated both multifamily dwellings under the current Special Use Permit has requested it to be repealed so that the two multifamily dwellings can be held under separate ownership and operated under the authorization of separate special use permits.

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 February 2, 2015, meeting.

BACKGROUND: The subject property consists of four parcels of land with the block bound by Grove Avenue, North Vine Street, Floyd Avenue, and North Lombardy Street in The Fan neighborhood of the Near West planning district.

1621 Grove Avenue consists of 0.42 acres of land improved with a 21-unit multifamily dwelling constructed, per tax assessment records, in 1920 and eight surface parking spaces. 1617 Grove Avenue consists of 0.2 acres of land improved with a 7-unit multifamily dwelling constructed, per tax assessment records, in 1910 and two surface parking spaces. 1617 Rear Grove Avenue consists of 0.14 acres of land located in the interior of the block and improved with a 21-space parking area. 120 North Lombardy Street consists of 0.045 acres of land improved with a 9-space parking area

Currently, the subject property is zoned in the R-6 Single-Family Attached Residential District, which does not allow multifamily use or parking areas as a principal use. A special use permit (Ord. No. 94-239-223) was approved on October 24, 1994, allowing the 28 multifamily dwelling units and 40 accessory parking spaces. The property owner that operated both multifamily dwellings has requested the existing special use permit to be repealed so that the two multifamily dwellings can be held under separate ownership and operated under the authorization of separate special use permits.

The layout of the site and buildings, density of the multifamily use, and the number of parking spaces provided on site will not be changed. 29 of the current parking spaces will be designated for use by 1621 Grove Avenue, the remaining 11 spaces will be designated for use by 1617 Grove Avenue.

The City of Richmond's Master Plan recommends Single-family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133).

The Master Plan also states that "in keeping with traditional residential development patterns within the [Near West Planning] District, higher-density mixed residential uses are appropriate in both the Fan and West of the Boulevard neighborhoods. Concentrations of small, multifamily structures (6-12 units) are scattered throughout these areas and contribute to a strong sense of social and economic diversity. This residential mix is appropriate and desirable, as long as single-family residential uses continue to prevail" (p. 234).

All surrounding properties are located within the same R-6 zoning district as the subject property. A mix of single- and multifamily uses prevails in the area, with some institutional, public-open space, mixed-use, and commercial land uses present as well.

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: \$1,200.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 12, 2015

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 2, 2015

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.: Repeal Ord. No. 94-239-223, adopted October 24, 1994.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans & Surveys

STAFF: Matthew J. Ebinger, Senior Planner
Land Use Administration (Room 511)
646-6308

DCD O&R No.14-56