



## Legislation Text

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**File #:** ORD. 2016-015, **Version:** 1

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To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

### O & R Request

**DATE:** November 18, 2015

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Interim 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 6140 Hull Street Road for the purpose of multi-family dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multi-family dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

**REASON:** The subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use. 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 January 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 15.986 acre (696,350 SF) parcel of unimproved land. The property is located between Hull Street Road and Whitehead Road in the Elkhardt neighborhood of the Midlothian planning district.

Currently, the subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use. A special use permit is therefore required.

Surrounding properties to the east, north, and northwest are located within the same R-3 zoning district as the subject property. Adjacent properties to the west along Hull Street Road and properties across Hull Street Road are located within a B-2 Community Business Zoning District.

Single-family residential land use is present in the vicinity of the subject property, as well as institutional, including Elkhardt Middle School immediately to the west of the subject property. Multi-family, commercial, vacant, and industrial land uses are also present in the vicinity.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre (p. 133). The proposed development would have a residential density of 5.5 units per acre.

A city-wide housing policy of the Master Plan is to "continue efforts to provide safe housing for low and moderate-income families and individuals" (p. 100). Specifically for the Midlothian planning district, the Master Plan states "infill development of like density and use is appropriate" and "environmentally sensitive areas (flood plains, steep slopes, non-tidal wetlands and Chesapeake Bay Preservation Areas) should be protected from development" (p. 212).

The Hull Street Corridor Revitalization Plan's goal for housing emphasizes the need for "quality housing affordable at a range of household incomes" (p. 55).

**FISCAL IMPACT / COST:** The Department 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:** \$2,400.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 14, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** January 11, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 4, 2016

**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 & Survey

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

*O&R No. 15-41*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: