



## Legislation Text

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**File #:** ORD. 2016-035, **Version:** 1

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To authorize the special use of the property known as 3410 Cutshaw Avenue for the purpose of single-family attached and two-family attached dwellings, upon certain terms and conditions and to repeal Ord. No. 79-118-111, adopted July 23, 1979.

### O & R Request

**DATE:** December 11, 2015

**EDITION:** 1

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

**THROUGH:** Dwight C. Jones, Mayor

**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 3410 Cutshaw Avenue for the purpose of single-family attached and two-family attached dwellings, upon certain terms and conditions and to repeal Ord. No. 79-118-111, adopted July 23, 1979.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3410 Cutshaw Avenue for the purpose of single-family attached and two-family attached dwellings, upon certain terms and conditions and to repeal Ord. No. 79-118-111, adopted July 23, 1979.

**REASON:** The subject property lies within the R-48 Multi-Family Residential District, which allows the proposed land use, however, the proposed lot dimensions would not meet R-48 standards. 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 February 1, 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 0.34 acre (14,810 SF) parcel improved with an office use and surface parking area. The building containing the office use was originally constructed as two separate dwelling units that were subsequently combined through an addition. The office use and expansion were authorized by special use permits (Ord. Nos. 76-208-184 and 79-118-111). The property is located in the northeast quadrant of the intersection of North Thompson Street and Cutshaw Avenue, in the Museum District neighborhood of the Near West planning district.

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 "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district. The density of the proposed development is approximately 32 units per acre. The density of existing residential uses in the vicinity ranges from 21 to 75 units per acre.

The subject property lies within the R-48 Multi-Family Residential District and, as stated above, has a history of special use permits pertaining to office use of the subject property.

Properties to the east of the subject property are located within the same R-48 district. Properties to the south are also located in the R-48 district, in addition to the West of the Boulevard Overlay District. Properties to the north and west are located within the RO-2 Residential-Office Zoning District.

A mix of commercial, office, institutional and residential (single-, two-, and multi-family) land uses are present in the area, with the residential uses being clustered primarily to the north and south of the subject property, east of North Thompson Street.

**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:** January 11, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** February 8, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 1, 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.:** Repeal Ord. No. 79-118-111, adopted July 23, 1979.

**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)  
804-646-6308

*PDR O&R No. 15-42*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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