



City of Richmond

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

Legislation Text

File #: ORD. 2016-039, Version: 1

To authorize the special use of the property known as 3303 Lawson Street for the purpose of permitting up to four single-family detached dwellings, together with associated improvements, including a parking area, upon certain terms and conditions.

O & R Request

DATE: January 27, 2016

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

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

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

RE: Special use permit for 3303 Lawson Street for four (4) single-family detached dwellings

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3303 Lawson Street for the purpose of the construction and occupancy of up to four (4) single-family detached dwellings, together with associated improvements, including a parking area, upon certain terms and conditions.

REASON: The proposed single-family detached residences do meet all of the dimensional provisions required in the R-5 Single-Family Detached Residential District and a special use permit is 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 March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The request is to take three existing lots facing Lawson Street and reorient them towards East 33rd Street through a subdivision that would include an additional fourth lot. The

resulting proposed subdivision would be for four single-family lots and what the application shows as a shared parking area along the existing alley.

The subject property is currently located within the R-5 Single-Family Residential zoning district, which permits single-family detached dwellings by-right. The minimum lot size is 6,000 square feet, which equals a density of 7.26 units per acre. The proposed development would have an average lot size of just over 2,000 square feet with a common area lot of 7, 813 square feet. The minimum lot width is 50 feet and the front yard setback requirement is 25 feet. The proposal has lot widths of 29 feet and lot depths of 69 feet. The subdivision ordinance requires that residential lots have a depth of not less than 100 feet.

The homes would have masonry foundations and exterior walls would be clad in masonry veneer. Roof materials would be metal.

A parking area, accessed from the alley would provide four parking spaces, one space for each dwelling. This parking area as well as a common area to the rear of each lot would be owned and maintained by a property owner's association.

The Richmond Master Plan designates this property as Single-Family (low density) in the Old South Planning District. "Primary uses are single-family detached dwellings at densities up to seven 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. Typical zoning classifications that may accommodate this land use category are R-1, R-2, R-3, R-4, and R-5" (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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 21, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Plans, Survey

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511);
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