



## Legislation Text

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**File #:** ORD. 2016-192, **Version:** 1

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To authorize the special use of the property known as 2723 East Cary Street for the purpose of a multifamily dwelling with up to 15 dwelling units and accessory parking, upon certain terms and conditions.

### **O & R Request**

**DATE:** June 1, 2016

**EDITION:** 1

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

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

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the properties known as 2723 East Cary Street for the purpose of authorizing a fifteen (15) multi-family dwelling units and accessory off-street parking, upon certain terms and conditions.

**REASON:** The subject property is zoned M-2 Heavy Industrial, which does not permit residential uses in new construction. 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 July 18, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is an unimproved lot of .298 acres located on the block bounded by East Cary Street to the north, Pear Street to the east, and Dock Street to the south.

The applicant proposes to develop a nine-story residential condominium over two stories of partially underground parking. The project would include 15 residential units and two parking spaces for each unit.

The first six floors would accommodate two residential units each with an approximate unit size of 2,275 square feet. The top three floors would be reserved for full-floor penthouse units of approximately 3,250 square feet each.

The Downtown Master Plan designates this area as an Urban Center Area. The Plan states that, “Shockoe Slip is also an example of a classic urban center condition, with a dense mix of office space, apartments, and retail located in four- to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (p. 3.26).

**FISCAL IMPACT / COST:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**FISCAL IMPLICATIONS:** The Department Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**BUDGET AMENDMENT NECESSARY:** No budget amendment is necessary.

**REVENUE TO CITY:** \$2,400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** June 27, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, July 18, 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 ORDINANCES:** None.

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

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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