



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2016-262, **Version:** 1

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To authorize the special use of the property known as 203 Rear North Davis for the purpose of permitting garages; offices, including business, professional and administrative offices; studios of writers, designers and artists; and uses accessory to an off-site home occupation within an existing structure, upon certain terms and conditions.

### O & R Request

**DATE:** August 24, 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, Jr., 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 203 Rear North Davis Avenue for the purpose of permitting: garages, offices, including business, professional and administrative offices, and studios of writers, designers and artists, and uses accessory to an off-site home occupation, within an existing structure, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 203 Rear North Davis Avenue for the purpose of permitting: garages, offices, including business, professional and administrative offices, and studios of writers, designers and artists, and uses accessory to an off-site home occupation, within an existing structure, upon certain terms and conditions.

**REASON:** The proposed uses are not authorized by the R-6 Single-Family Attached Residential zoning designation of the subject property. 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 October 17, 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 3,223 SF (0.074 acre) parcel of land improved with a freestanding garage with second-floor office/studio space that was constructed, per tax assessment records, in 2006. The subject property is located in The Fan neighborhood of the Near West planning district. The property is accessed via City alleys and is located at the center of the block bound by Grove Avenue, North Davis Avenue, Hanover Avenue, and North Stafford 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).

A guiding land use principle for the New West planning district is that "infill development of like density, scale and use is appropriate" (p. 230). The Fan specifically "is identified on the Land Use Plan map as appropriate for the continuation of a wide range of urban residential uses (with varying housing styles and residential densities) and commercial uses to serve the area" (p. 233).

The subject property and all adjacent properties are located within the same R-6 Single-Family Attached Residential District that encompasses much of the area.

A mix of single-, two- and multi-family residential land uses predominate the area of the subject property, with commercial, mixed-use, and office uses being present throughout as well.

**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:** \$1,800.00

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** September 26, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** November 14, 2016

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 17, 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, Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804-646-6308

*PDR O&R No. 16-24*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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