



City of Richmond

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

Legislation Text

File #: ORD. 2016-315, **Version:** 1

To authorize the special use of the property known as 2808½ East Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

O&R Request

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: 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

SUBJECT: To authorize the special use of the property known as 2808 ½ East Leigh Street for the purpose of permitting a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 2808 ½ East Leigh Street for the purpose of permitting a single-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing to construct a single-family detached dwelling. While such a use is permitted in the R-63 district, the subject property does not meet the minimum lot area or minimum lot width requirements for a single-family detached dwelling in the R-63 district. Therefore, the applicant is requesting a special use permit.

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 16, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a vacant lot of 1,936 square feet located at 2808.5 East Leigh Street between North 28th Street to the west and North 29th Street to the east. The proposed single-family detached

dwelling is comprised of a two story 3-bedroom dwelling.

Per the City of Richmond Zoning Ordinance, an R-63 lot must be not be less than 3,000 square feet in area with a width of not less than 25 feet to accommodate a single-family detached dwelling. The subject property is 1,936 square feet in area with a width of 22 feet.

Per the Zoning Ordinance, a total of one parking space is required for the dwelling. No spaces have been provided on the subject property because there is no alley access to the rear of the property.

All surrounding properties are also located in the R-63 and R-8 districts. The predominant land uses on the 2800 block of East Leigh Street are single-family detached. Single-family detached residences are located directly to the east and west of the subject property.

The City of Richmond's Master Plan designates the subject property along East Leigh Street for Single-Family (Medium Density) land use. Primary uses in this category are single-family and two-family dwelling units, both detached and attached.

FISCAL IMPACT: The Department of 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: December 12, 2016

CITY COUNCIL PUBLIC HEARING DATE: January 23, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, January 16, 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: Leigh V. Kelley, Planner II

Land Use Administration (Room 511) 646-6384

PDR O&R No.16-37