



City of Richmond

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

Legislation Text

File #: ORD. 2017-013, **Version:** 1

To authorize the special use of the property known as 1000 Westover Road, a portion of 1001 Spottswood Road, and a 20 foot alley, for the purpose of office use and limited special events, upon certain terms and conditions. (As Amended)

O & R Request

DATE: January 18, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 1000 Westover Road, a portion of 1001 Spottswood Road, and a 20 foot alley, for the purpose of office use and limited special events, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1000 Westover Road, a portion of 1001 Spottswood Road, and a 20 foot alley, for the purpose of office use and limited special events, upon certain terms and conditions.

REASON: The proposed uses are not permitted in the underlying R-2 zoning district. 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 21, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of two lots, 1000 Westover Road and 1001 Spottswood Road,

separated by a 20' public alley and bound by Spottswood Road, Shirley Lane, Westover Road, and Maymont Park. The subject property is located within the Byrd Park neighborhood of the Near West planning district. 1000 Westover Road contains 0.58 acres (25,265 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1918. 1001 Spottswood Road contains 0.52 acres (22,651 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1982.

Currently, the subject property is zoned in the R-2 Single-Family Residential district, which does not allow office use or accessory event space. However, 1000 Westover Road has a history of special approvals pertaining to office use. All surrounding properties are located within the same R-2 zoning district as the subject property. The predominant land uses in the area are single-family residential and public-open space.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

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 23, 2017

CITY COUNCIL PUBLIC HEARING DATE: February 27, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 21, 2017.

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.: Companion ordinance to proposed ordinances pertaining to the right-of-way vacations and parcel dedication shown on the plat of the Property attached to this ordinance.

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. 16-29

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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