



City of Richmond

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

Legislation Text

File #: ORD. 2017-133, **Version:** 1

To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of a dwelling unit to be constructed within a proposed accessory building, upon certain terms and conditions.

O & R Request

DATE: May 30, 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 repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of permitting a dwelling unit located in a newly constructed accessory building, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of permitting a dwelling unit located in a newly constructed accessory building, upon certain terms and conditions.

REASON: The applicant is proposing to construct a two story, 1,450 square foot, one-bedroom apartment carriage house with a two (2) car garage. The property is currently located in the R-73 zoning district and the proposed use is not permitted. A special use permit has therefore been requested by the applicant.

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 17, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 4600 SF or .1 acre parcel of land improved with a three (3) unit multi-family dwelling constructed, per tax assessment records, in 1885 as a Single-family dwelling and is located in the Fan neighborhood and Near West Planning District.

The City of Richmond's Downtown Master Plan designates a land use category for the subject property as Downtown Urban Center Area (DT-UCA). "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections." (City of Richmond Downtown Master Plan, 3.25)

Adjacent and nearby properties are a combination the same R-73 Residential (Multi- Family), R-6 Residential (Single Family Attached) and Business (Central Business) Zones and are a part of the West Franklin Historic District.

FISCAL IMPACT / COST: The Department of 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 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 26, 2017

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 17, 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.: Repeal Ord. No. 96-148-137

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.17-11

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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