File #: ORD. 2017-185, **Version:** 1

To authorize the special use of the properties known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

O & R Request

DATE: August 17, 2017 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by request)
(This is 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

RE: Special Use Permit at 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize single-family residential use of two buildings originally constructed as single-family dwellings. The current zoning of the property is OS - Office-Service, which does not permit single-family residential use. 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 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consist of two adjoining parcels each measuring 9,000 SF or .2 acres of land improved with a 2-story, 1,650 SF dwelling and a 1.5-story, 1,237 dwelling. Both properties are located in the Belt Center neighborhood in the Midlothian Planning District.

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Single -Family (Low density). Primary uses for this category are "…single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5. (p. 133)

The Master Plan recommends a Town Center Strategy for the properties along and near the Belt Boulevard corridor which are "…intended to serve as a vibrant center of activity, among a mixture of uses within a modern, well designed urban context. With roadway and transit connections to Downtown and the rest of the City and metropolitan area, the Town Center offers an opportunity for a focal point for south Richmond, with a mixture of higher density residential, office, retail, entertainment, and public uses." (p.221)

Properties to the east, south and west of the subject property are a located within the same OS -Office Service District. Properties to the north are located within the B-3 Business General District, along Belt Boulevard. A mix of residential, office, and commercial, land uses are found in the vicinity, with some public-open space and institutional land uses as well.

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: $300 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: October 9, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 2, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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

PDR O&R No. 17-28

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn Continue to: