



City of Richmond

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

Legislation Text

File #: ORD. 2017-203, Version: 1

To authorize the special use of the property known as 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four dwelling units, upon certain terms and conditions.

O & R Request

DATE: August 17, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar Stoney, 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, Interim 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 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four units, upon certain terms and conditions

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1302 Floyd Avenue for the purpose of a multifamily dwelling with up to four units, upon certain terms and conditions.

REASON: The applicant is proposing the renovation of the existing shell building into a multi-family dwelling with up to four units. Such a use is not permitted in the R-6 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 October 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a 2,626 SF lot, which is situated on the north side of Floyd Avenue, in the Fan neighborhood of the Near West planning district. The property is improved with a three-story brick building circa 1895, measuring 3,750 SF. The structure is currently vacant and dilapidated.

The applicant proposes renovating the building into a multi-family dwelling with no more than four units. The proposed multi-family dwelling is comprised of two one-bedroom units on the first floor and one two-bedroom

unit on the second floor. On the third floor is one 1-bedroom unit on the third floor. On-site parking for two vehicles, and well as on-site secure bicycle storage, will be provided.

The City of Richmond's Master Plan designates the subject property at 1302 Floyd Avenue for Single-Family (medium density) land use. Primary uses in this category are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. This includes residential support uses such as schools, places of worship, neighborhood parks recreation facilities, and limited public and semi-public uses. (p. 133). The Master Plan also states that, "infill development of like density, scale and use is appropriate." (p. 230) In general, the proposal is in keeping with traditional residential development patterns for the district in regards to density.

All surrounding properties are also located in the R-6 district. Multi-family and two-family residential, and institutional land uses predominate the 1300 block of Floyd Avenue.

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: \$1800 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 AGENCIES: 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 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.17-29