



Legislation Text

File #: ORD. 2018-041, **Version:** 1

To authorize the special use of the properties known as 1218, 1224, 1226, and 1228 East Brookland Park Boulevard for the purpose of permitting a multifamily dwelling containing up to 76 dwelling units, upon certain terms and conditions.

O & R Request

DATE: January 25, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(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: To authorize the special use of the properties known as 1218, 1224, 1226, and 1228 East Brookland Park Boulevard, for the purpose of a multi-family dwelling containing no more than 76 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the properties known as 1218, 1224, 1226, and 1228 East Brookland Park Boulevard, for the purpose of a multi-family dwelling containing no more than 76 dwelling units, upon certain terms and conditions.

REASON: The proposed development consisting of a newly constructed multi-family dwelling does not meet the requirement of the UB and UB-2 districts to restrict residential uses on the first floor of the building. 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 March 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties combined consist of a total of 34,489 SF or .79 acre parcel of land improved with two residential and one institutional buildings all of which are currently vacant and are located in the Highland Terrace neighborhood within the City's North Planning District.

The City's Master Plan recommends three of the parcels to be Single-Family Low Density (SF-LD) and one of the parcels to be Neighborhood Commercial (CM-NB). Single Family Low Density primarily consists of "...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." (City of Richmond Master Plan, p. 133)

Neighborhood Commercial uses consist of "...office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB." (Ibid, 134)

The subject properties are zoned UB-PE8 and UB2-PE8 (Urban Business Parking Exempt) District. Adjacent properties are located in the same UB and UB2 Districts to the north, east, and south. Properties to the west are zoned in the R-5 Single-Family Residential District.

Currently, nearby properties on East Brookland Park Boulevard are a combination of multifamily, two-family, and single-family dwellings, with commercial uses surrounding the six-points intersection.

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: \$2,400

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5, 2018

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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