



## Legislation Text

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**File #:** ORD. 2018-261, **Version:** 1

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To authorize the special use of the property known as 3020 East Franklin Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

### O & R Request

**DATE:** August 10, 2018 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Douglas C. Dunlap, Interim 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 property known as 3020 East Franklin Street, for the purpose of two single-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3020 East Franklin Street, for the purpose of two single-family attached dwellings, upon certain terms and conditions

**REASON:** The applicant is proposing to construct two single-family attached dwellings at 3020 East Franklin Street. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the lot area and parking requirements of the Zoning Ordinance would not be met. 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 1, 2018 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The property is comprised of an unimproved parcel consisting of a 4,040 SF( .093 acres) located in the Church Hill neighborhood of the East planning district, on East Franklin Street between North 29<sup>th</sup> Street and North 31<sup>st</sup> Street.

The development will include two newly-constructed single-family attached homes on two separate residential lots. The project will provide streetscape improvements along East Franklin Street including sidewalk, curbing, and gutters, which are currently not provided. No off street parking would be provided for the development.

The City of Richmond’s current Master Plan designates a future land use category for the subject property as Public & Open Space. Primary uses in this category include publicly-owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities (p. 135).

Additional supporting language within the Plan can be found within Chapter 8 “Neighborhoods and Housing” where policies for neighborhoods include encouraging “...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development”. (p. 101)

The subject property and all adjacent properties are located within the same R-6 Single-Family Attached Residential District and are a part of the City’s St. John’s Church Old and Historic District.

A mix of vacant and residential (single-, two-, and multi-family) land uses predominate the vicinity of the subject property. The proposed development would be a continuation of recent residential development on the north side of East Franklin Street between North 29th and North 31st Streets.

**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 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 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

*PDR O&R No. 18-25*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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