



City of Richmond

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

Legislation Text

File #: ORD. 2018-277, **Version:** 1

To amend and reordain Ord. No. 2018-051, adopted Mar. 26, 2018, which authorized the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, to authorize the special use of the property known as 1915 Grove Avenue for the purpose of two two-family dwellings, upon certain terms and conditions.

O & R Request

DATE: September 10, 2018

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To amend and reordain Ordinance No. 2018-051, adopted March 26, 2018, which authorized the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, to also authorize the special use of the property know as 1915 Grove Avenue for the purpose of two two-family dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ordinance No. 2018-051, adopted March 26, 2018, which authorized the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, to also authorize the special use of the property know as 1915 Grove Avenue for the purpose of two two-family dwellings, upon certain terms and conditions.

REASON: The applicant is requesting to amend an existing Special Use Permit which pertains to a day nursery within a church. The amended special use permit would authorized two existing buildings on the church property to be used as two-family dwellings, which would not meet the lot size or lot width requirements of the Zoning Ordinance.

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 November 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 10,612 SF, .24 acre parcel of land located in the Fan District neighborhood of the Near West planning district. The property is improved with three buildings. One of the buildings is currently being used as a day-care center within Tabernacle Church to the rear of the parcel. The two former residential buildings fronting Grove Avenue are the subject of the proposed amendment.

The former residential buildings were used in conjunction with church operations but are currently vacant. The applicant proposes to subdivide the parcel into three lots encompassing the church building and former residential buildings, respectively, and renovate the former residential buildings into two-family dwellings.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at Medium densities. Primary uses for this category "...are single family and two family dwellings, both detached and attached, at densities of 8 to 20 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-5A, R-6 and R-7. (City of Richmond Master Plan, 133)

The proposal would yield a residential density of approximately 17 units per acre and would reestablish residential use consistent with the historic pattern of development along Grove Avenue.

The current zoning for this property is R-6 (Single Family Attached Residential). All adjacent properties are located within the same R-6 Residential Zone.

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: October 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: November 13, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, November 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.: Amend Ordinance No. 2018-051

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

Continue to: