



City of Richmond

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

Legislation Text

File #: ORD. 2020-046, **Version:** 2

To rezone the property known as 2925 Garland Avenue from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District to the R-6 Single-Family Attached Residential District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Improvements on Part of Lots 26 & 27, Block 9, Brookland Park, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated October 22, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 2925 Garland Avenue with Tax Parcel No. N000-0892/025 as shown in the 2020 records of the City Assessor, is excluded from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District and shall no longer be subject to the provisions of sections 30-433.1 through 30-433.8 and sections 30-960 through 30-960.4 of the Code of the City of Richmond (2015), as amended, and that the same is included in the R-6 Single-Family Attached Residential District and shall be subject to the provisions of sections 30-412.1 through 30-412.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended.

§ 2. This ordinance shall be in force and effect upon adoption.

O & R Request

DATE: January 22, 2020

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To rezone the property known as 2925 Garland Avenue from the UB-PE7 District to the R-6 Single-Family Attached Residential District.

ORD. OR RES. No.

PURPOSE: To rezone the property known as 2925 Garland Avenue from the UB-PE7 District to the R-6 Single-Family Attached Residential District.

REASON: The applicant is requesting to rezone a 0.109 acre parcel from the UB-PE7 District to the R-6 Single-Family Attached Residential District in order to develop the property with residential dwelling consistent with the residential zoning of the surrounding properties in the neighborhood to the west and south.

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 16, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is a vacant 0.109 acre parcel located in the North Barton Heights neighborhood of the North Planning District. It is near the intersection of W. Brookland Park Boulevard and is located within a large residential neighborhood.

The subject property abuts residential dwellings to the north and south. The property to the north, like the property adjacent to the east, is located in the UB-PE7 District. Properties to the south and west contain single family and single-family attached dwellings and are located in the R-6 Single-Family Attached Residential District.

Single-family dwellings are a permitted use in the R-6 Single-Family Attached residential district on lots of not less than 5,000 square feet in area with a width of not less than 50 feet. The subject property is 4,725 square feet in area and is 35 feet in width. Because the parcel previously contained a single-family dwelling before the structure was razed in 2012, a new single-family dwelling can be built on the property provided all yard setbacks are met.

The Master Plan calls for single-family medium density uses for the property. *Primary uses 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.*

The property is surrounded by single-family detached and attached dwellings that are compatible with the new zoning designation.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 24, 2020

CITY COUNCIL PUBLIC HEARING DATE: March 23, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 16, 2020.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application and Narrative; The Property; Draft Ordinance; Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036
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Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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