



Legislation Text

File #: ORD. 2020-175, **Version:** 1

To amend and reordain Ord. No. 2007-224-196, adopted Sept. 10, 2007, which authorized the special use of the property known as 2811 Grove Avenue, for the purpose of authorizing an owner-occupied single-family dwelling with three tourist home lodging units, together with accessory parking, to remove the condition of owner-occupancy and to allow the hosting of special events, upon certain terms and conditions.

O & R Request

DATE: June 26, 2020

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Lenora G. Reid, Acting 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 amend and reordain Ord. No. 2007-224-196, adopted September 10, 2007, which authorized the special use of the property known as 2811 Grove Avenue for the purpose of authorizing an owner-occupied single-family dwelling with three tourist home lodging units, together with accessory parking, to remove the condition of owner-occupancy and to allow hosting of special events, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend and reordain Ord. No. 2007-224-196, adopted September 10, 2007, which authorized the special use of the property known as 2811 Grove Avenue for the purpose of authorizing an owner-occupied single-family dwelling with three tourist home lodging units, together with accessory parking, to remove the condition of owner-occupancy and to allow hosting of special events, upon certain terms and conditions.

REASON: The applicant has requested an amendment to an existing Special Use Permit in order to remove certain conditions pertaining to an existing tourist home use, and to allow special events, such as meetings, weddings, receptions, and similar functions, on the property.

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 September 8, 2020, meeting.

BACKGROUND: The subject property consists of a 10,890 SF, or .25 acre parcel of land improved with a 2,922 SF 2-story building constructed, per tax assessment records, in 1922 and is a part of the Museum District neighborhood in the Near West Planning District. The property is located on Grove Avenue between Arthur Ashe Boulevard and North Colonial Avenue.

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) land use. 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 (City of Richmond, Master Plan, p. 133).

The current zoning for this property is R-6 Single-Family Attached Residential. The property was approved for a Special Use Permit in 2007 to allow the operation of tourist home lodging with the condition that the building would be owner occupied and that no other commercial enterprises, including catering or restaurant operations, the hosting of meetings, weddings, receptions, and similar functions, operated on a for profit basis, be permitted on the premises.

Surrounding properties are located in the same R-6 District as the subject property. A mix of single-, two-, and multi-family residential, commercial, mixed-use, and institutional land uses are present in the vicinity.

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: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2020

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission September 8, 2020

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

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2007-224-196

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 804-646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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