



## Legislation Text

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**File #:** ORD. 2024-061, **Version:** 1

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To authorize the special use of the property known as 2704 Selden Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (7<sup>th</sup> District)

### O&R Transmittal

**DATE:** December 13, 2023

**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:** J.E. Lincoln Saunders, Chief Administrative Officer

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 2704 Selden Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions.

### ORD. OR RES. No.

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1, concerning permitted principal uses, section 30-410.4, concerning lot area and width, section 30-410.5, concerning yards, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

**BACKGROUND:** The property is in the Creighton neighborhood situated on a block bounded by Fairfield Avenue, N 27<sup>th</sup> Street, Selden Street, Kane Street, and N 28<sup>th</sup> Street. The property is currently a vacant 4,492 sq. ft. (0.103 acre) parcel. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.” (p. 56)

The current zoning for the property is located in an R-5 Single-family Residential District which is adjacent to R-53 Multifamily Residential zoning districts in the vicinity. The site is located along Fairmount Avenue, a major mixed-use street.

**COMMUNITY ENGAGEMENT:** The Creighton Court Tenants Council neighborhood association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** None

**FISCAL IMPACT:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 26, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** March 25, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, March 18, 2024

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant’s Report, Survey, Plans, Map

**STAFF:** Matthew Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

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