

INTRODUCED: June 23, 2025

AN ORDINANCE No. 2025-150

To authorize the special use of the property known as 3923 Grove Avenue for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3923 Grove Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3923 Grove Avenue and identified as Tax Parcel No. W000-1772/020 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 3923 Grove Avenue, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated February 7, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Townhouses, Grove Avenue, 3923 Grove Avenue, Richmond, VA,” prepared by The Creative Collaborative, and dated January 2, 2025, and “SUP Submittal Plan, 3923 Grove Ave, Center Creek,” prepared by Bowman, and dated April 24, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as one single-family detached dwelling and 16 single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed three stories, substantially as

shown on the Plans.

(c) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to seventeen residential lots, and one private easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including a five-foot-wide public sidewalk along Sterling Street and two street trees along Grove Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 13, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

RE: To authorize the special use of the property known as 3923 Grove Avenue for the purposes of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize sixteen single-family attached dwellings and one single-family detached dwelling within an R-5 Single-Family Residential District which use, among other things, is not currently allowed by section 30-410.1, concerning Permitted Principal Uses, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Mary Munford neighborhood on Grove Avenue between Reveille and Lafayette Streets. The property is currently a 34,830 sq. ft. (.8 acre) parcel of land, improved with an existing 2,684 sq. ft., single-family dwelling, constructed, per tax assessment records, in 1775. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family

buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-5 Single-Family Residential District. All adjacent and nearby properties are located within the same R-5 zone. The area is primarily single family residential, with some multi-family residential, and institutional uses present in the vicinity. The pro-posed density of the parcel is 17 units upon .8 acres, or 21 units per acre.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

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: June 23, 2025

CITY COUNCIL PUBLIC HEARING DATE: July 28, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 15, 2025

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, Plans, Survey, Map

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 3923 Grove Avenue Date: _____

Tax Map #: W000-1772/020 Fee: \$300

Total area of affected site in acres: 0.8

(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Lot division and construction of 16 new attached single-family dwellings

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: CCROF2 HOLDINGS LLC

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 421 N 33rd Street

City: Richmond State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

July 23rd, 2024

Revised: April 24, 2025

Special Use Permit Request

3923 Grove Avenue, Richmond, Virginia

Map Reference Number: W000-1772/020

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 3923 Grove Avenue (the "Property"). The SUP would authorize the construction of sixteen (16) single-family attached dwellings. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Grove Avenue between Reveille Street and Malvern Avenue. The Property is approximately 135 feet wide by 258 feet deep and contains approximately 34,825 square feet of lot area. The Property is referenced by the City Assessor as tax parcels W000-1772/020 and is currently improved with a single-family detached dwelling fronting Grove Avenue.



The properties in the immediate vicinity consist mainly of a variety of residential uses. To the immediate east and south, dwellings are primarily single-family detached dwellings. Immediately to the west, there is a large multifamily campus known as Malvern Manor which consists of over 300 dwelling units. Across Grove Avenue to the north are additional single-family detached homes and to the northeast there is a large condominium complex consisting of over 50 dwellings,

arranged as series of attached townhouse-style dwellings. Notably, to the northeast, there is a property where an SUP was approved in 2021 for a total of six three-story single-family attached dwellings. Lastly, there are a number of office and institutional uses in the vicinity as well.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the northeast, across Grove Avenue, lies a R-53 Multifamily Residential District while to the southeast, at the intersection of N Hamilton Street and Grove Avenue lies a RO-1 Residential Office District.

TRANSPORTATION

Located 0.1 miles from the Property, less than a five-minute walk, are bus stops served by the 77 Grove bus line which runs every 45 minutes and provides connection west to the University of Richmond and east to VCU, connecting with the Pulse BRT which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. This land use category suggests new development allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are considered a primary use in the Residential designation which also encourages developments that reinforce a gridded street pattern to increase connectivity. Additionally, the Property is located near the Carytown National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of sixteen (16) single-family attached dwellings on individual lots. The existing dwelling would be retained on a separate lot as well, for a total of seventeen (17) dwellings.

PURPOSE OF REQUEST

The subject Property is uncharacteristically large for the subject block with a lot depth of approximately 228 feet and an area of roughly 34,825 square feet. The parcel is currently improved with a single-family detached dwelling portions of which date back to the 18th Century. The owner is proposing to divide the Property in order to permit the construction of sixteen single-family attached dwellings. Notably, the proposed configuration would retain the existing dwelling. While the single-family detached use is permitted by the underlying zoning, the single-family attached use is not and, therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan while remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

Four new single-family attached dwellings would be located to the east of the existing dwelling with two units fronting Grove Avenue and two units fronting the rear of the site. The other twelve single-family attached dwellings would be located on the vacant portion of the site to the rear of the existing dwelling and would be configured as two series of six dwellings, with each dwelling fronting onto an interior courtyard. Access would be provided by two private streets at the eastern and western ends of the Grove frontage with the western access utilizing an existing curb cut. Each series of attached dwellings would front toward the interior of the site on a landscaped north-south linear courtyard. Parking for the single-family attached dwellings would be provided within ground floor garages accessible from the two private streets. An additional five visitor parking spaces would be provided near the western entrance to the site.

When complete, the new single-family dwellings would each be three stories in height. The homes include a variety of high-quality façade designs that incorporate architectural elements from the existing homes in the vicinity and utilize high-quality building materials. The buildings would be clad in cementitious lap siding to ensure quality and durability. The floor plans are modern and open, designed to meet the needs of families in today's market. The dwellings include several different floorplans, ranging from two bedrooms and two and one-half bathrooms to four bedrooms and three and one-half bathrooms, which will allow them to appeal to a range of homebuyers. The dwellings utilize a mix of porches and balconies to provide usable outdoor space for future owners. A central linear courtyard would provide future residents with safe pedestrian access through the site from Grove Avenue and Sterling Street. Lastly, the site would be well buffered with landscaping and small trees to address environmental and aesthetic considerations.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for single-family dwellings will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings, the proposed off-street parking, and the infrastructure improvements to Sterling Street will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population. The proposal is consistent with the Master Plan which recommends more efficient utilization of land.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing attached dwellings in the vicinity. Furthermore, the required setbacks adjacent to abutting properties will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use and consistency with similarly approved SUPs nearby. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued diversity in housing options within the neighborhood. Importantly, the request would retain the original structure on the property and protect it from demolition. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



Existing Site, House, and Surrounding Neighborhood

Scale NTS

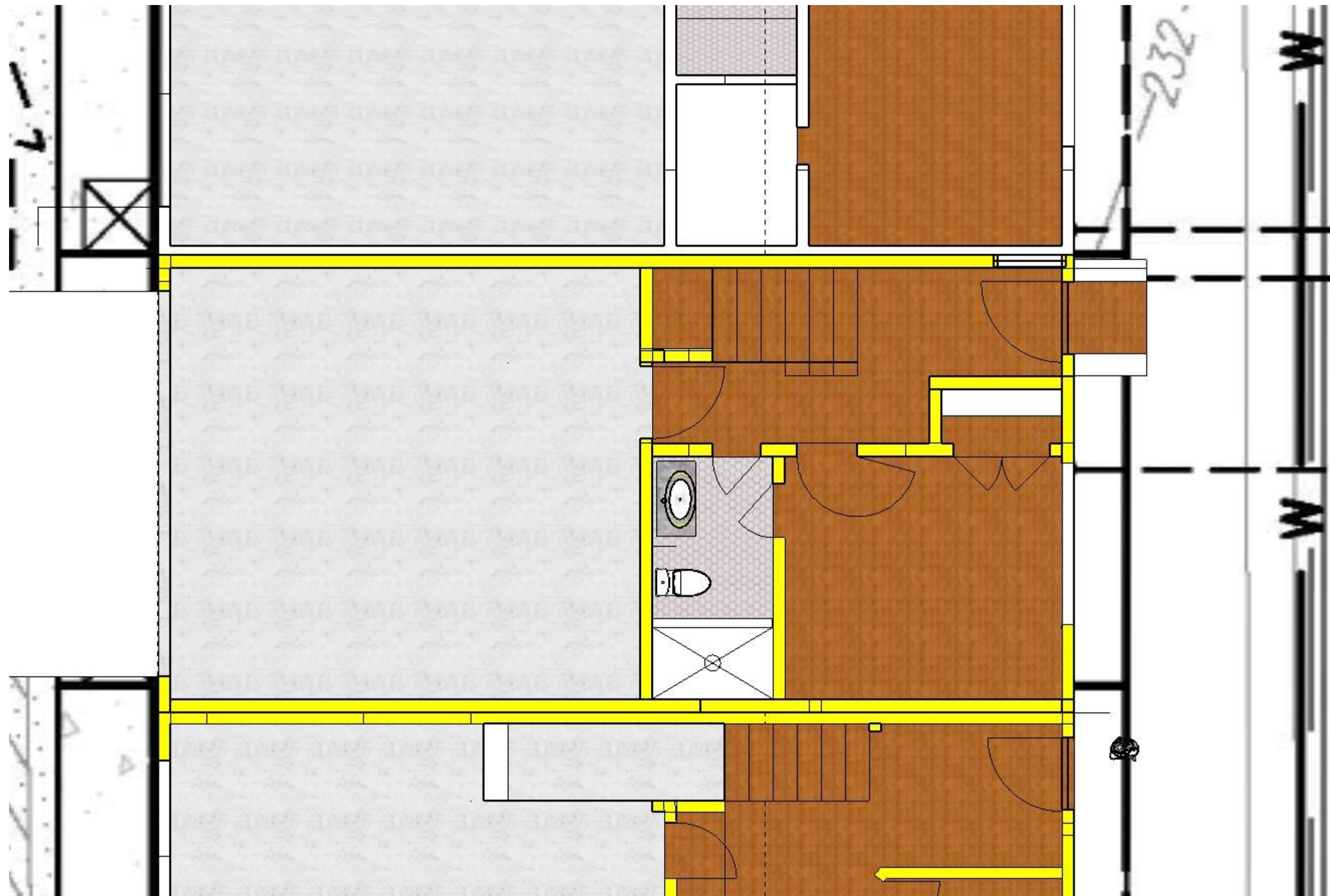


Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue

Proposed Elevations
Scale 1" = 20' 0"



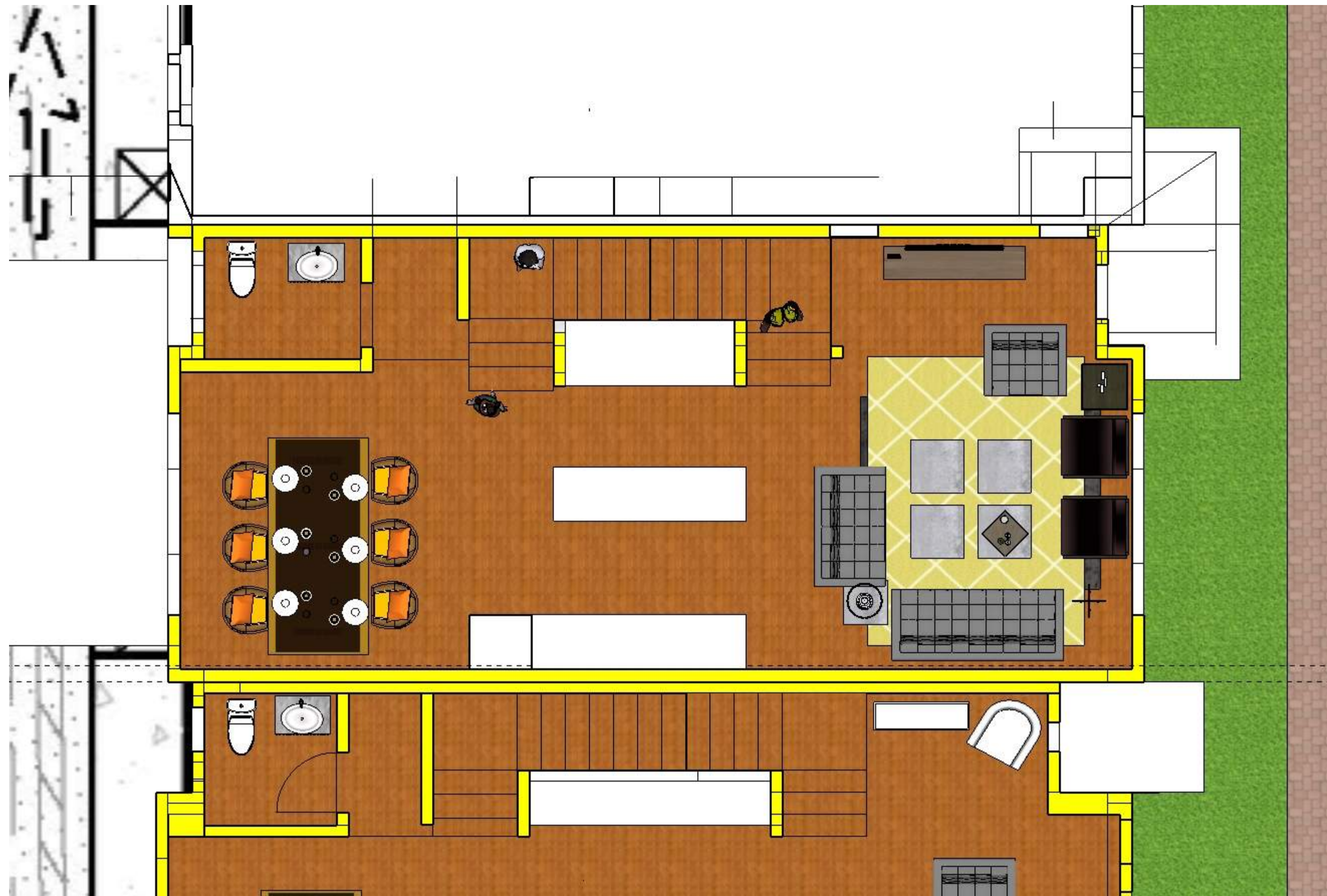
Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



19' Ground Floor Plan
Scale 1/4" = 1' 0"



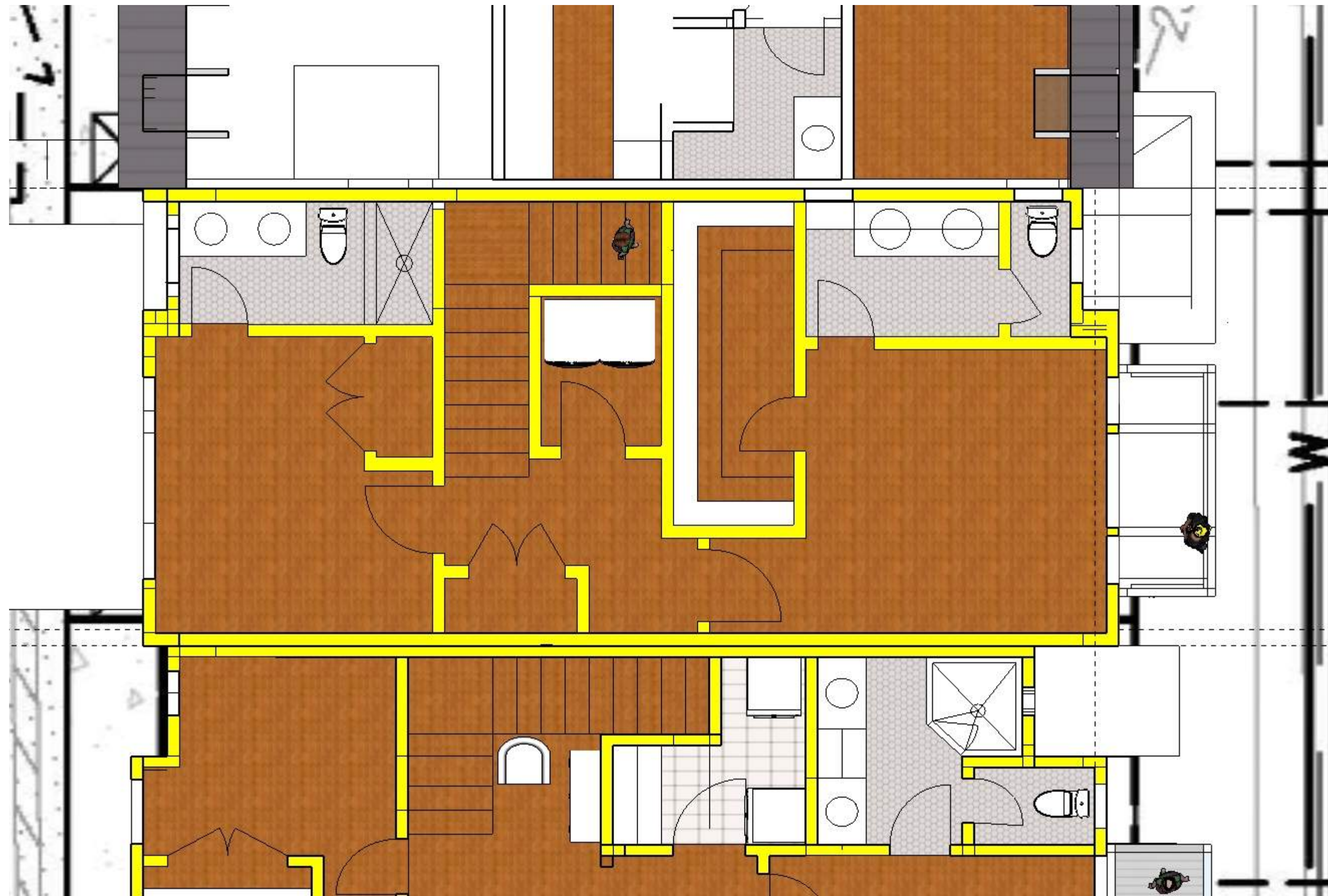
Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue

19' First Floor Plan

Scale 1/4" = 1' 0"



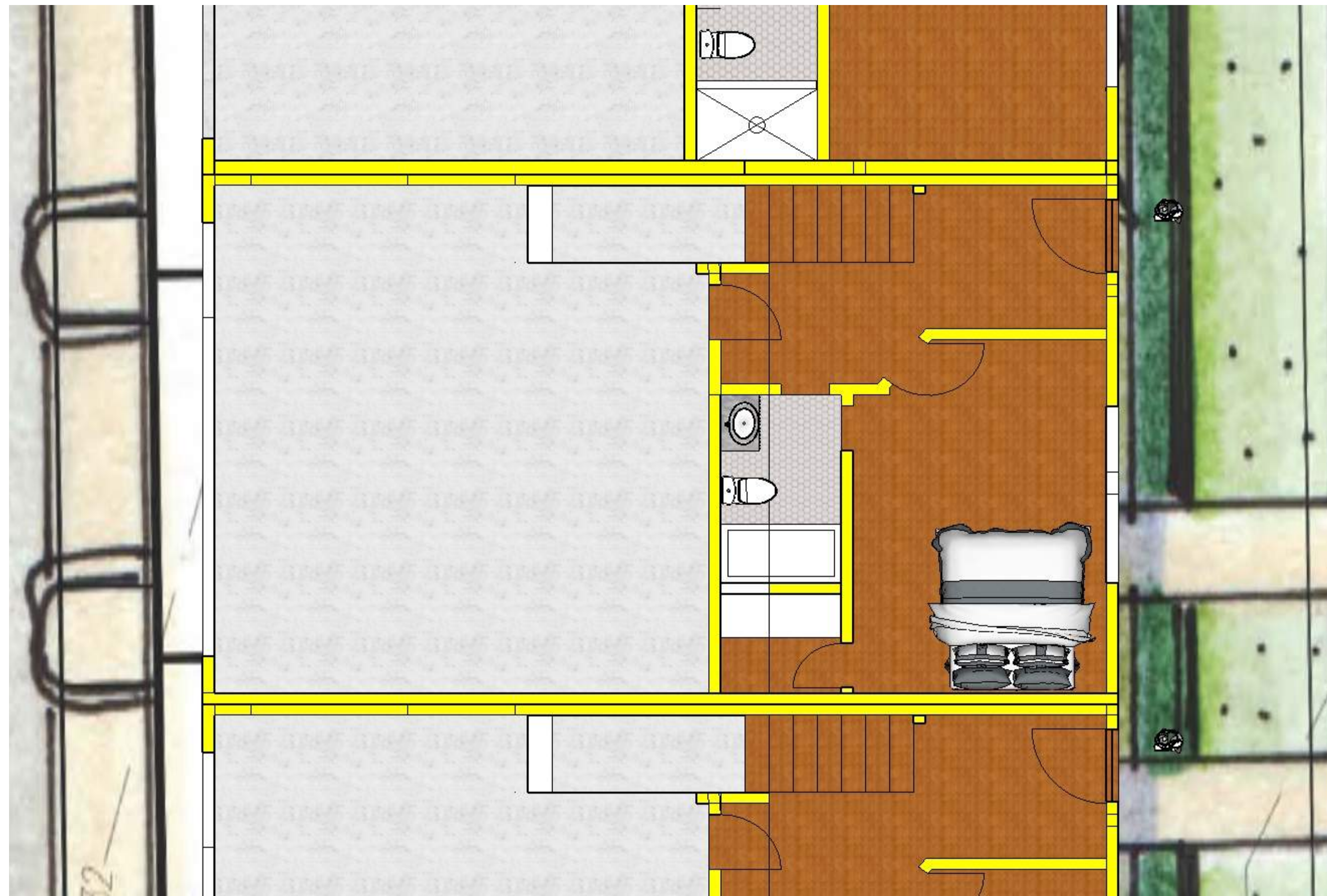
19' Second Floor Plan
Scale 1/4" = 1' 0"

Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue





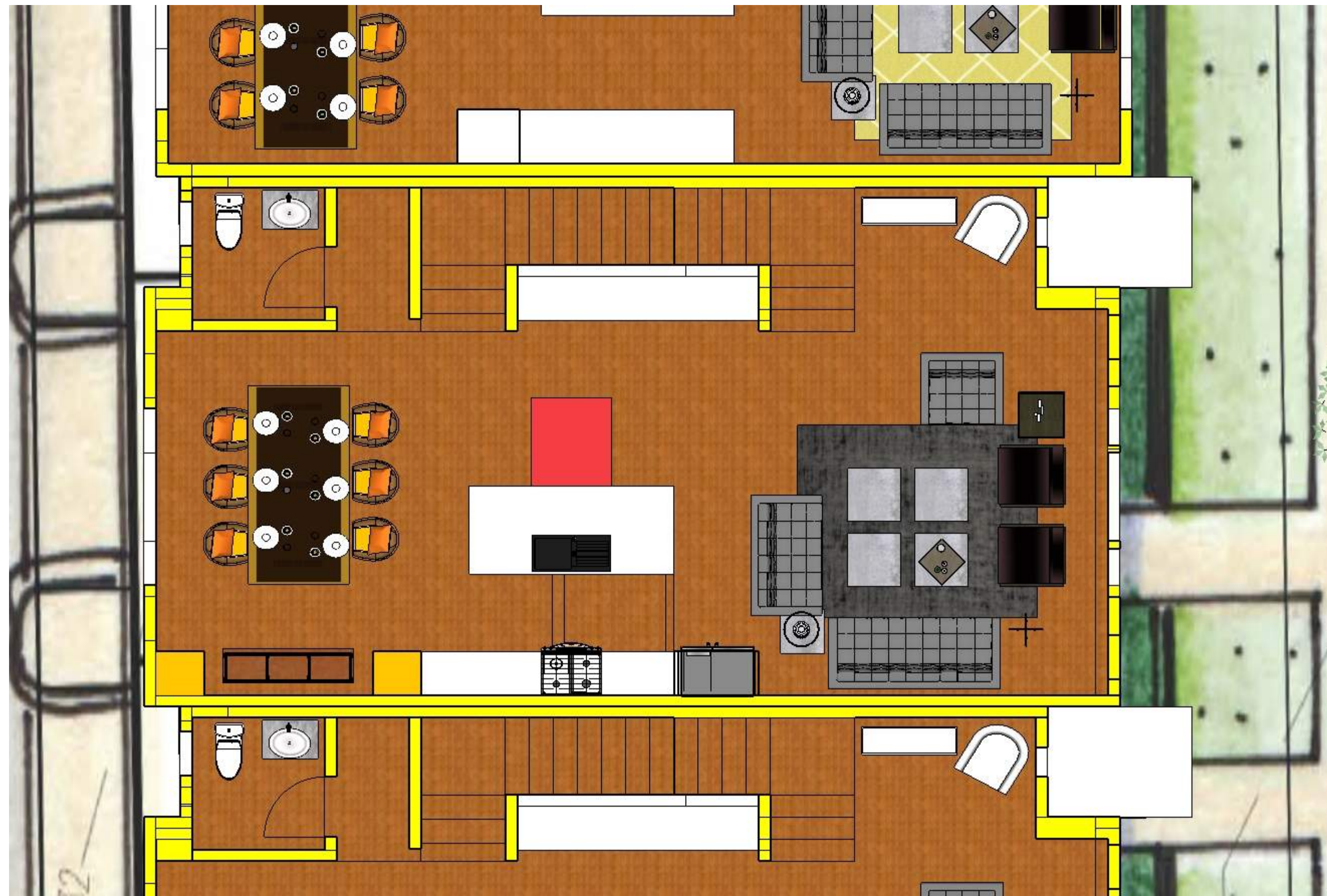
Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



22' Ground Floor Plan
Scale 1/4" = 1' 0"



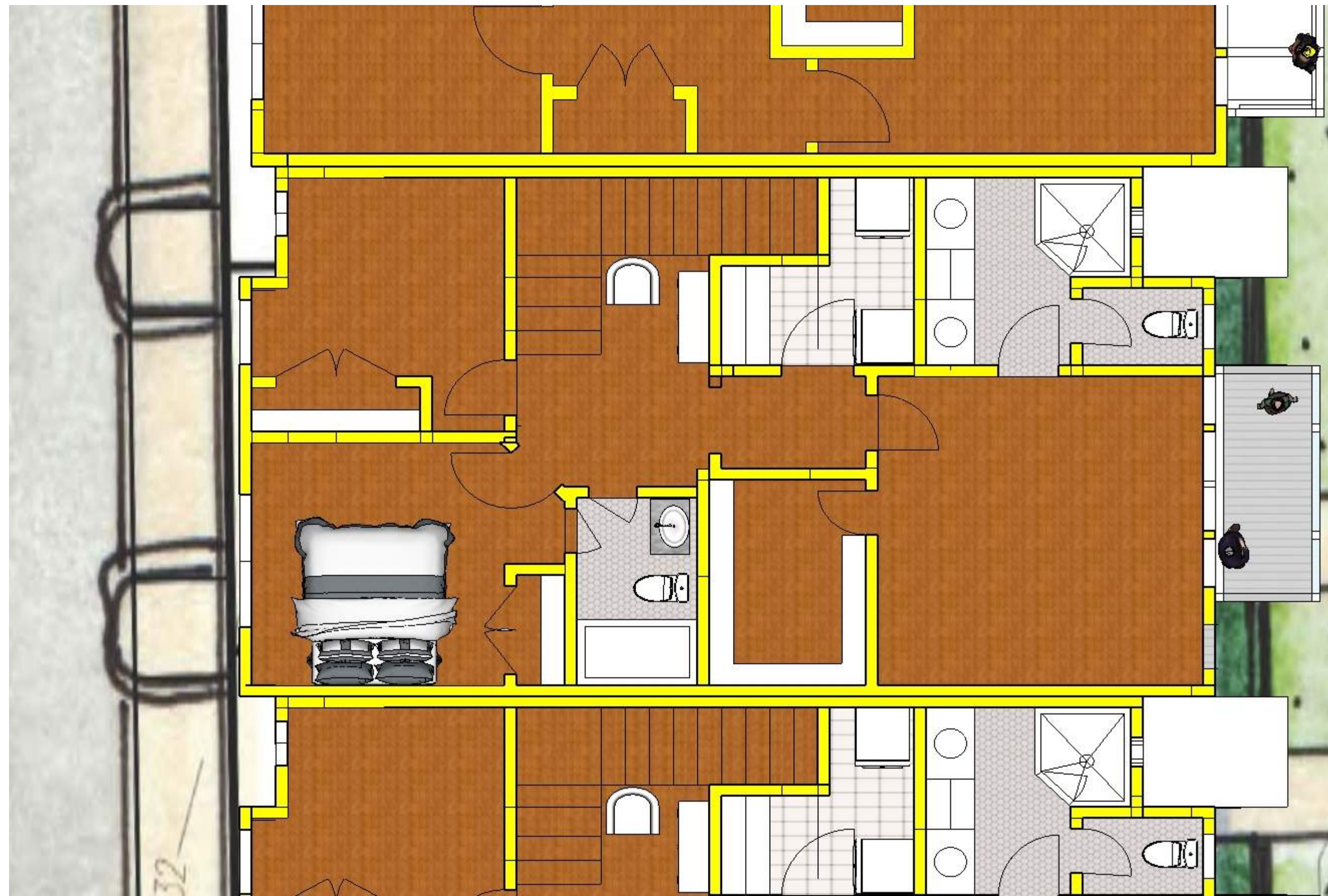
Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue

22' First Floor Plan

Scale 1/4" = 1' 0"

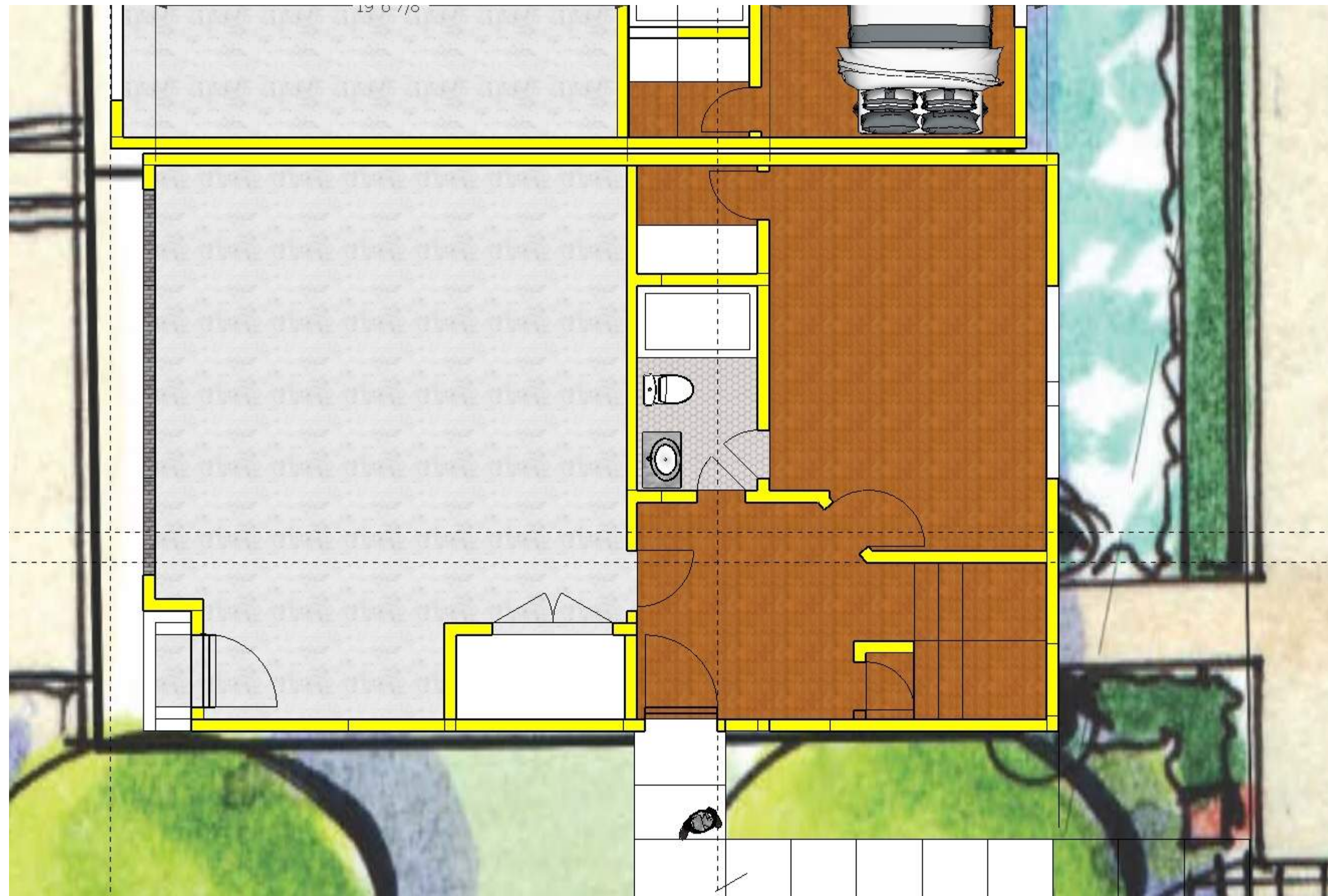


Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue

22' Second Floor Plan
Scale 1/4" = 1' 0"



Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



24' Jerkin Ground Floor Plan
Scale 1/4" = 1' 0"



Townhouses

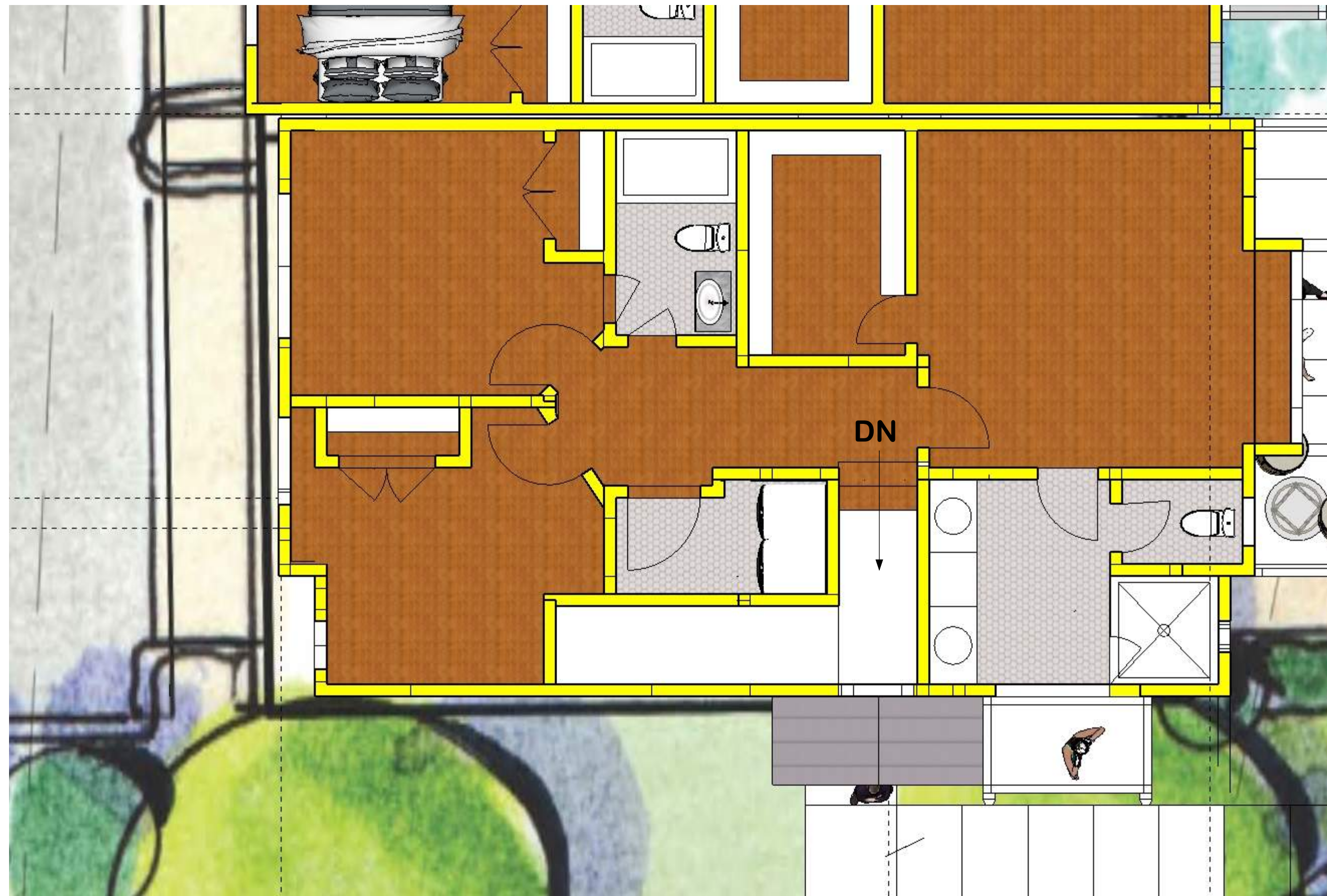
Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



24' Jerkin First Floor Plan

Scale 1/4" = 1' 0"



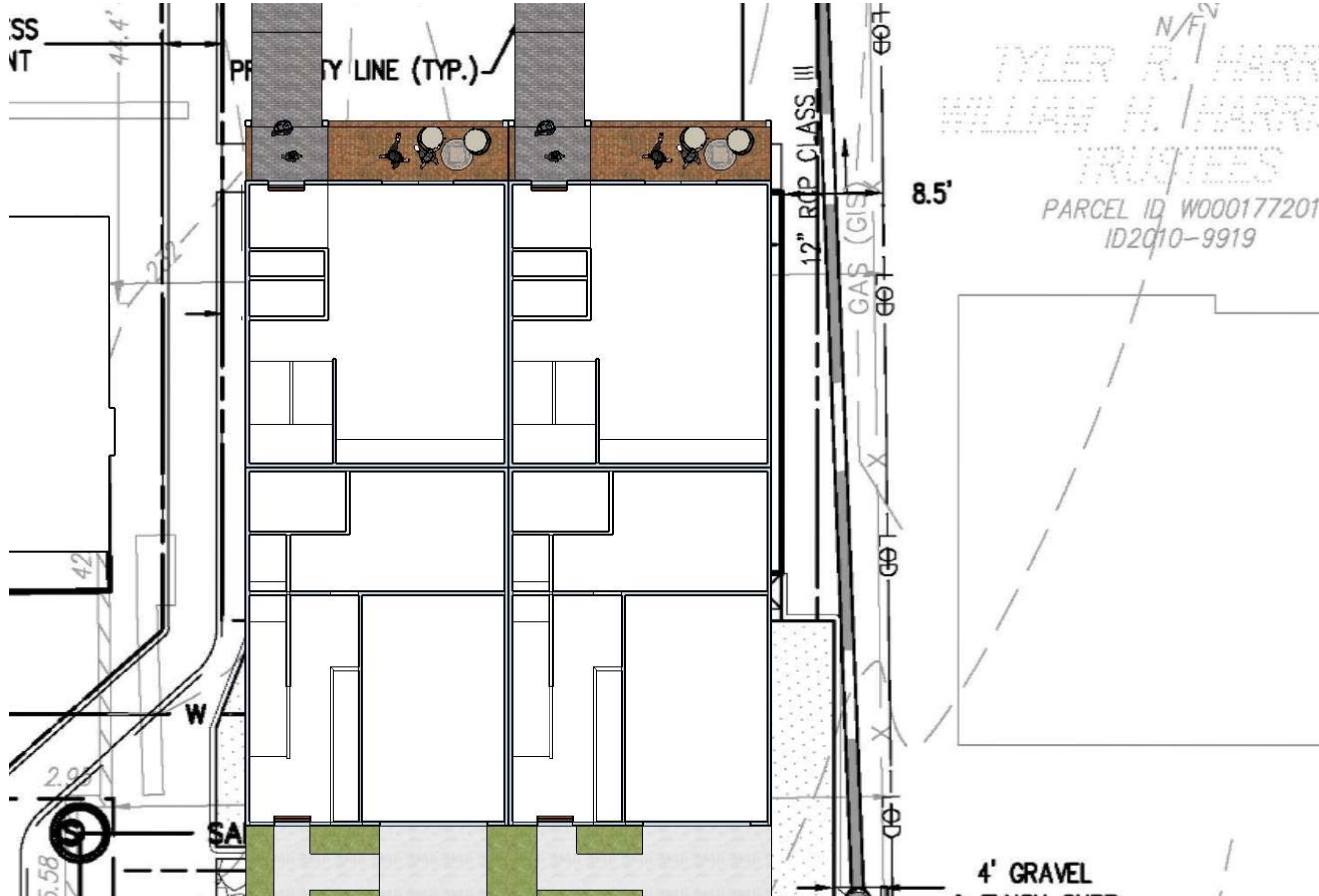
Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue

24' Jerkin Second Floor Plan

Scale 1/4" = 1' 0"



Townhouses

Grove Avenue

3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



Quad Ground Floor Plan

Scale 1/8" = 1' 0"



Townhouses

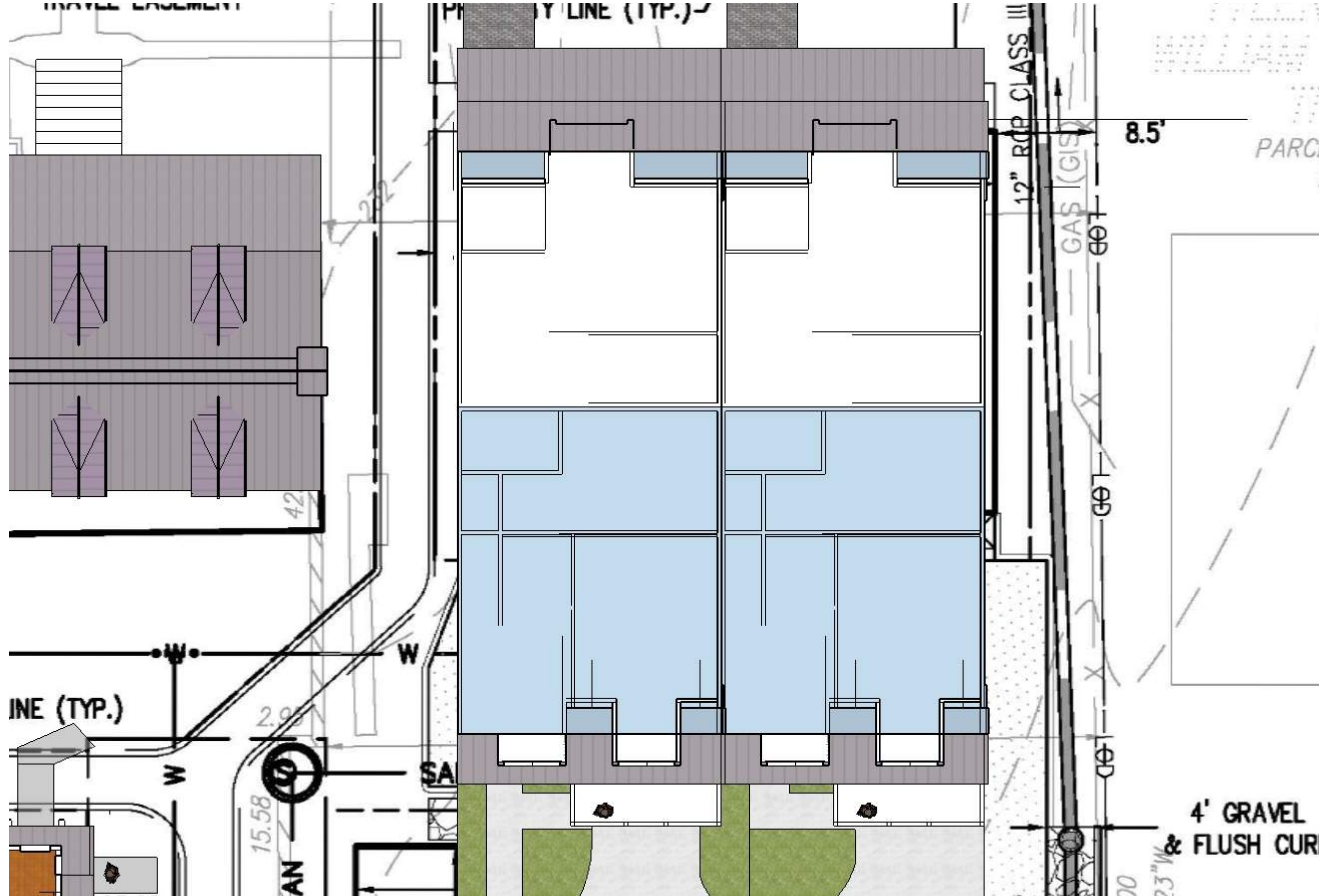
Grove Avenue
3923 Grove Avenue, Richmond, VA

01.02.2025
Grove Avenue



Quad First Floor Plan

Scale 1/8" = 1' 0"



Townhouses

Grove Avenue
3923 Grove Avenue, Richmond, VA

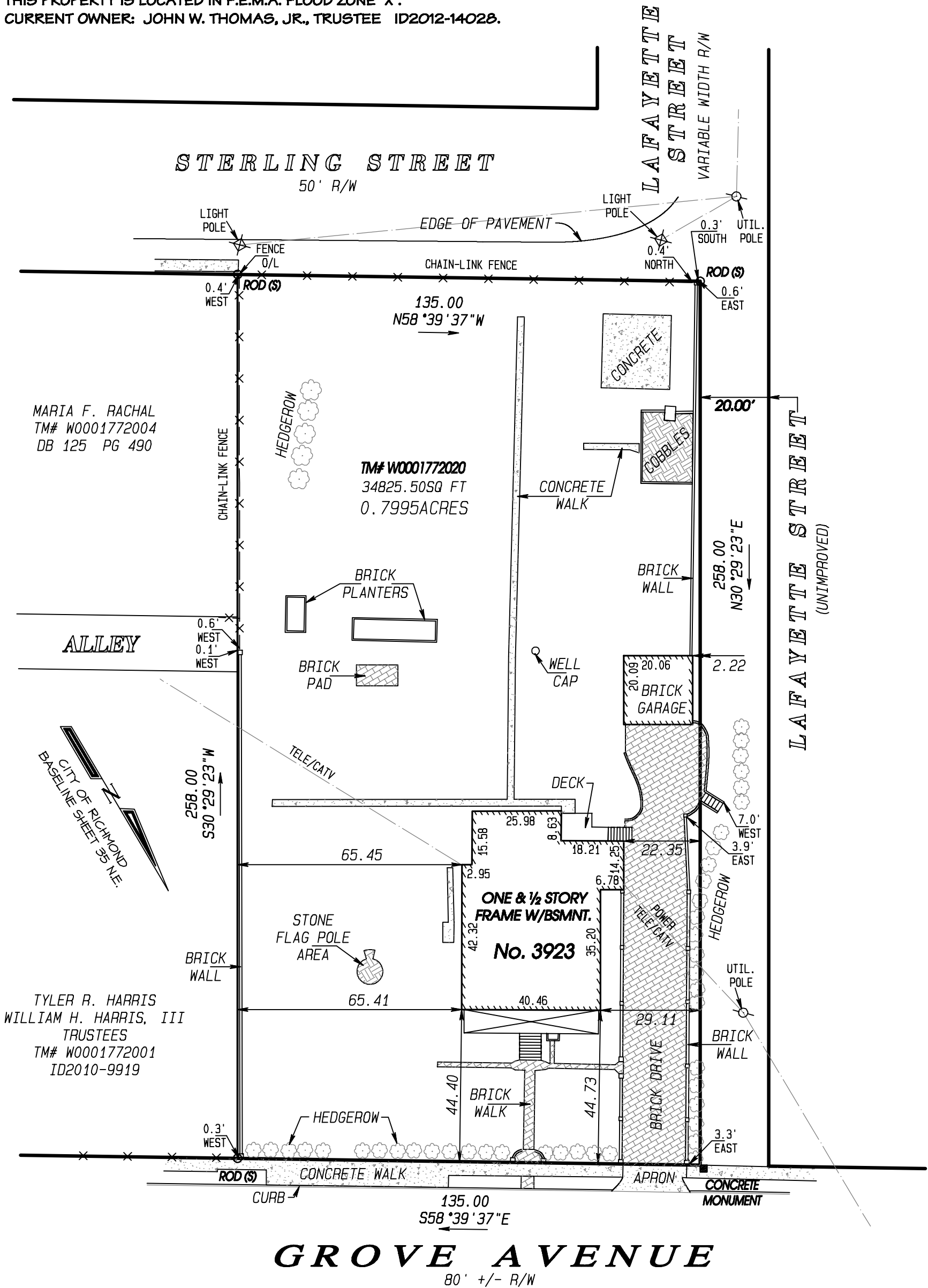
01.02.2025
Grove Avenue



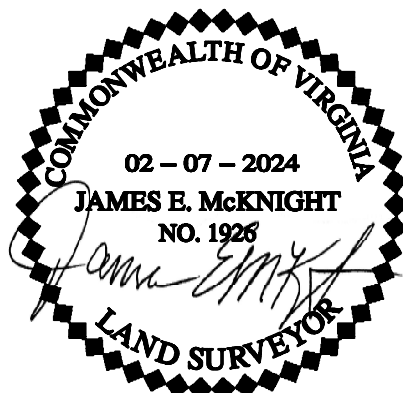
Quad Second Floor Plan

Scale 1/8" = 1' 0"

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: JOHN W. THOMAS, JR., TRUSTEE ID2012-14028.



PLAT SHOWING IMPROVEMENTS ON No. 3923
GROVE AVENUE, IN THE CITY OF
RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON FEBRUARY 07, 2024, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'



**McKNIGHT
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 88023423

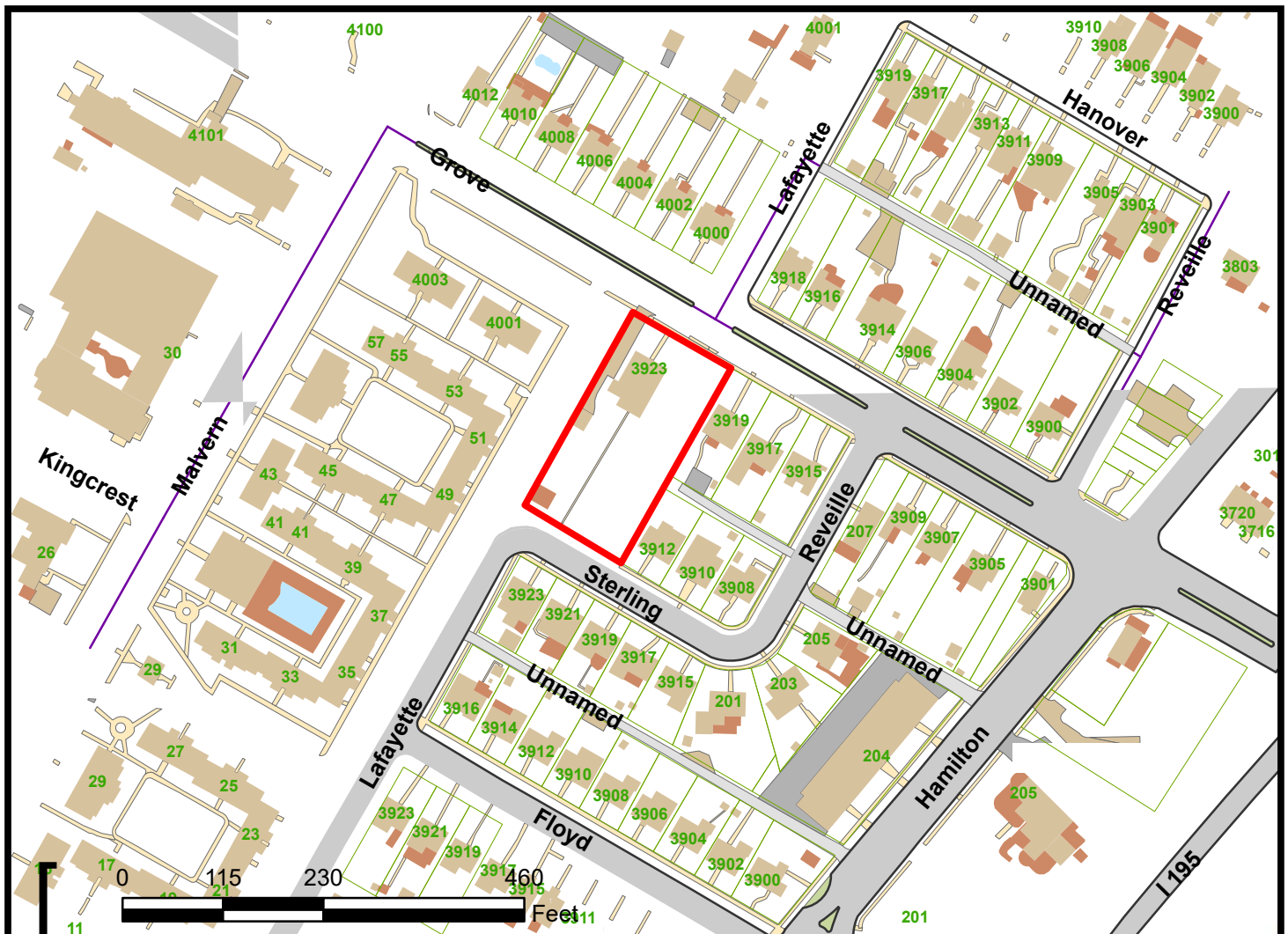
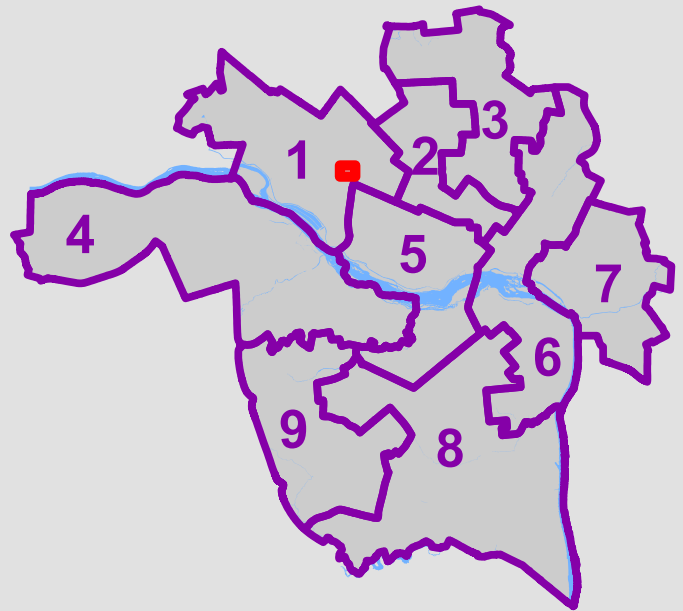
LOCATION: 3923 Grove Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 3923 Grove Avenue for the purposes of a single-family detached dwelling and 17 single-family attached dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*



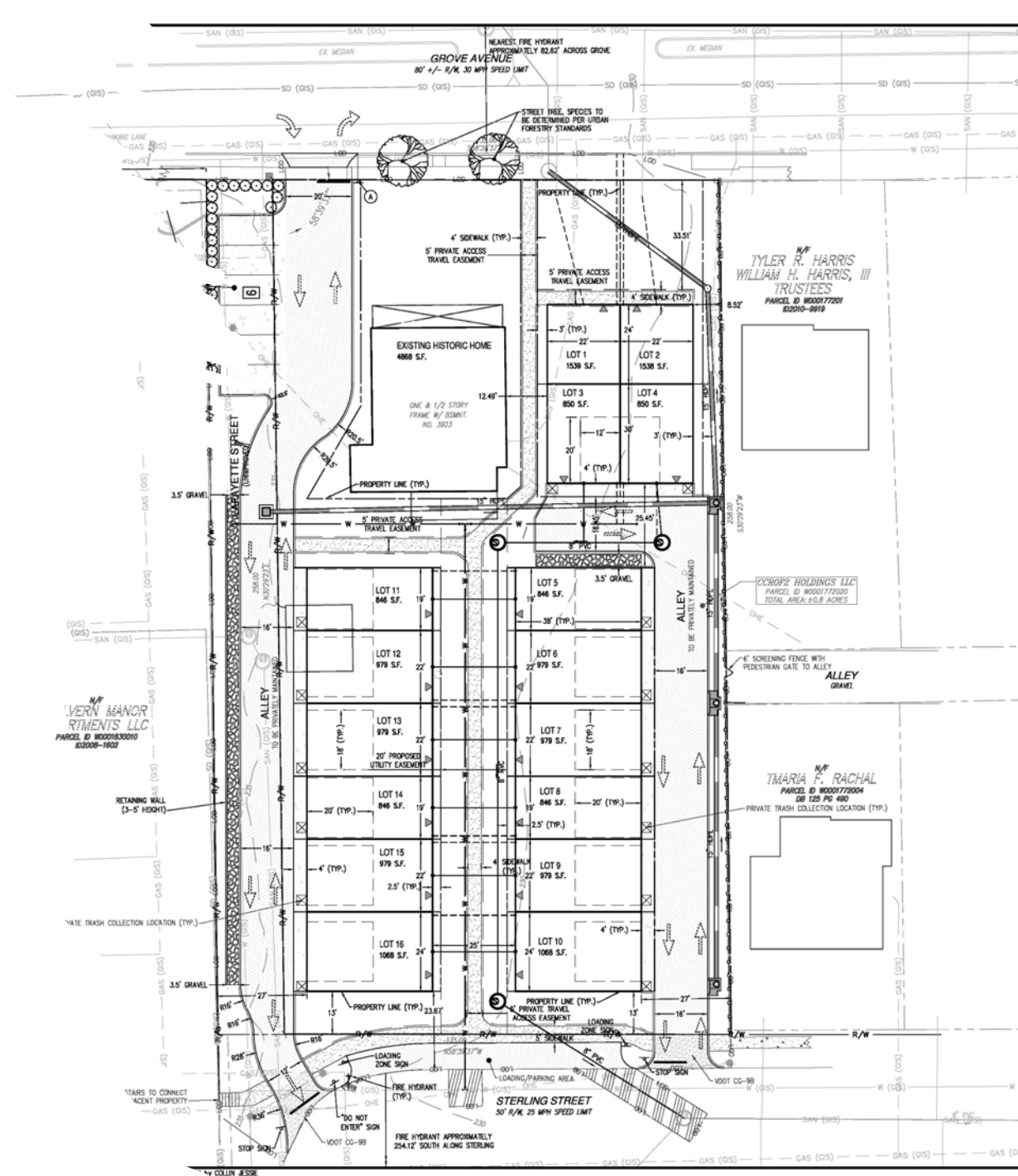
3923 Grove Avenue

Parking Study Addendum

16 Single-Family Attached Dwellings
and 1 Single-family Detached Dwelling

Baker Development Resources

April 2025





*The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.

Parking Shed and Existing On-Street Parking Capacity

- Parking Dimensions
 - End Stall: 17.5'
 - Captive Stall: 22'
- **Overall Total:** 23 Parking Spaces

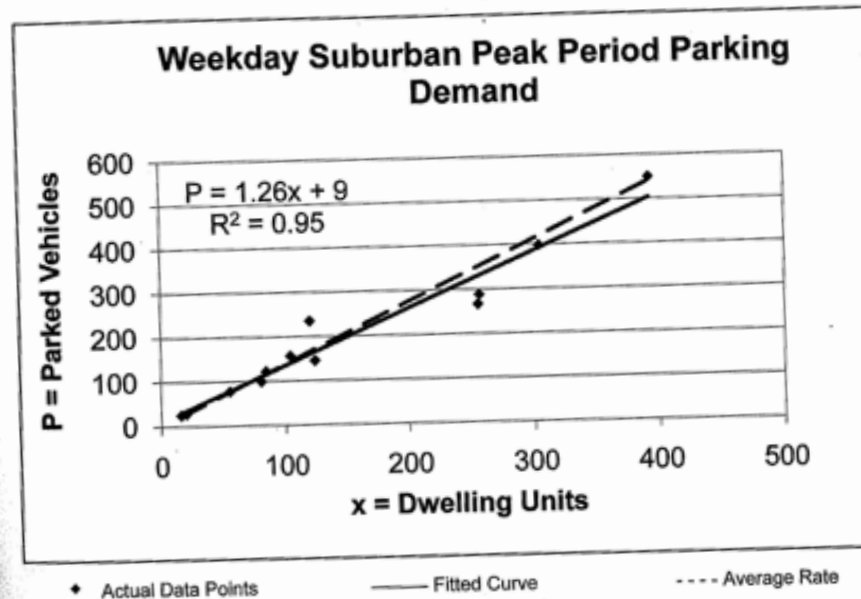
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		12:22 PM		6:28 AM		6:32 AM		6:25 AM		7:11 PM		7:15 PM		7:24 PM	
Grove Avenue	Total Paking Spaces Avail.	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full	# Cars	% Full
Malvern Avenue-Reveille Street	23	3	13%	4	17%	4	17%	5	22%	4	17%	6	26%	6	26%
Average % of Parking Available	20%														
Average # of Parking Spaces Available	5														
Total On-site Parking Spaces	32														

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
Available Spaces	23	23	23	23	23	23	23	23
Existing Demand (Cars Parked)	3	4	4	5	4	6	6	5
Spaces Available	20	19	19	18	19	17	17	18
% Occupied	13%	17%	17%	22%	17%	26%	26%	20%

Land Use: 230 Residential Condominium/Townhouse

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 p.m.–6:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	151 dwelling units
Average Peak Period Parking Demand	1.38 vehicles per dwelling unit
Standard Deviation	0.24
Coefficient of Variation	17%
Range	1.04–1.96 vehicles per dwelling unit
85th Percentile	1.52 vehicles per dwelling unit
33rd Percentile	1.28 vehicles per dwelling unit





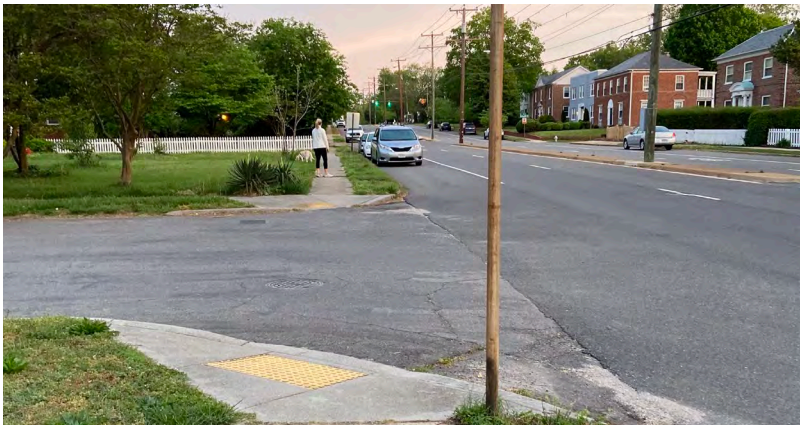
April 20, 2025- 12:22 PM

April 21, 2025- 6:28 AM





April 22, 2025- 6:32 AM



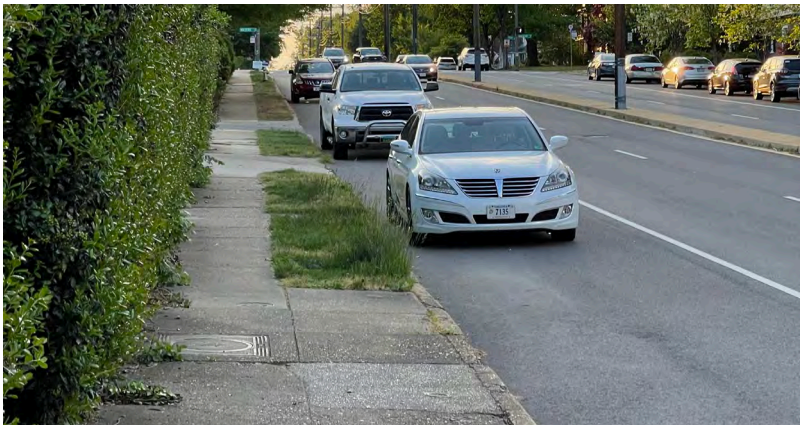
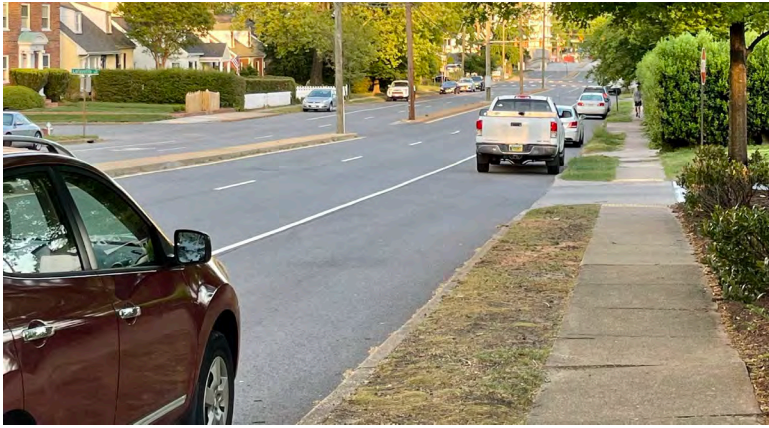
April 24, 2025- 6:25 AM



April 24, 2025- 7:11 PM

April 29, 2025- 7:15 PM





April 30, 2025- 7:24 PM



May 1, 2025

Mr. Johnathan Brown
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

RE: Parking Study, 3923 Grove Avenue, Richmond Virginia

Baker Development Resources has conducted a parking study for the proposed Special Use Permit (the “SUP”) at 3923 Grove Avenue (the “Property”) which would authorize sixteen (16) single-family attached dwellings while retaining the exiting historic detached dwelling on the property for a total of seventeen (17) dwellings. The purpose of the study was to assess the adequacy of the proposed off-street parking as well as the available on-street parking along the southern line of Grove Avenue between Malvern Avenue and Reveille Street. This would include observation of the existing parking demand along the southern line of Grove Avenue as well as an evaluation of the future parking demand related to the proposed development of the site.

Study Methodology

The methodology utilized for this study includes: (1) identification and evaluation of available on-street parking along the southern line of Grove Avenue; (2) determination of existing parking demand within the frontage; and (3) comparison of the proposed off-street parking and available on-street parking spaces with the expected future parking demand for the proposed use of the Property.

Available On-Street Parking

Available on-street parking identified for the purpose of the study includes on-street parking spaces located along the southern line of Grove Avenue between Malvern Avenue and Reveille Street. This frontage was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas. Where parking is permitted, dimensions of 22 feet in length (captive stalls) and 17.5 feet in length (end stalls) were utilized to determine the available on-street parking spaces. Based on this analysis there are 23 existing on-street parking spaces available on Grove Avenue between Malvern Avenue and Reveille Street (Figure 1).



*The parking shed was evaluated according to the Zoning Ordinance, Sec. 30-710.3:1, relating to dimension of parking spaces and Chapter 27 Traffic and Vehicles, Sec 27-197, relating to the prohibition on parking in certain specified areas.

Figure 1

Existing Parking Demand

The existing parking demand was determined by conducting parking counts during times of higher parking demand. This included before and after the typical working day as well as on Sunday when most residential uses would exhibit a higher demand. The counts were conducted on: Sunday April 20th at 12:22 P.M. (Day 1); Monday, April 21st at 6:28 A.M. (Day 2); Tuesday, April 22nd at 6:32 A.M. (Day 3); Thursday, April 24th at 6:25 A.M. (Day 4); Thursday, April 24th at 7:11 PM (Day 5); Tuesday, April 29th at 7:15 PM (Day 6); and Wednesday, April 30 at 7:24 PM (Day 7). During these times of higher parking demand, an average of 5 vehicles were parked on-street within the identified parking shed leading to an average parking supply of 18 available on-street parking spaces (Figure 2).

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Overall Average
Available Spaces	23	23	23	23	23	23	23	23
Existing Demand (Cars Parked)	3	4	4	5	4	6	6	5
Spaces Available	20	19	19	18	19	17	17	18
% Occupied	13%	17%	17%	22%	17%	26%	26%	20%

Figure 2

Proposed Development/Future Parking Demand

The SUP would authorize the development of 3923 Grove Avenue with sixteen single-family attached dwellings and one single-family detached dwelling. Future parking demand for the Property was determined by utilizing the ITE Parking Generation, 4th Edition, publication (“the ITE Manual”). The ITE Manual provides peak parking demand rates for various land uses based on empirical nationwide studies. It provides an average peak parking demand rate for each land use, in this case on a per dwelling unit basis that considers parking demand related to the dwelling occupant(s) as well as visitors. For the proposed sixteen single-family attached dwellings (townhomes) and one single-family detached dwelling, the ITE Manual suggests that, on average, the seventeen dwellings would generate a peak parking demand of 1.38 parking spaces per unit or a total of 23.46 parking spaces (24 spaces, rounding up). It is worth noting that the ITE database did not utilize the lone urban sample in its database (at a lower 0.85 spaces per dwelling unit) in arriving at the average of 1.38 parking spaces per unit. As a result, the ITE average is skewed toward development with suburban characteristics where parking demand is typically higher based on a lack of access to public transportation and a lack of pedestrian or bicycle infrastructure. Nevertheless, we evaluated the future parking demand with a conservative range of 24 (the ITE Manual average) to 34 parking spaces (2 spaces per dwelling unit). Importantly, 32 parking spaces would be provided on the property resulting in a conservative on-street parking demand of zero to two spaces (Figure 3).

	On Street	Off-street	Total
Spaces Available Within Frontage And Proposed Development	18	32	50
Future Demand (spaces)			24 to 34
Surplus On-Street Spaces After Development			16 to 18

Figure 3

Conclusions/Recommendations

The development of the Property with sixteen single-family attached dwellings and one single-family detached dwelling will conservatively require 24 to 34 parking spaces in order to satisfy future parking demand. Based on existing conditions, an average of 18 on-street parking spaces are available on Grove Avenue between Malvern Avenue and Reville Street during times of higher parking demand with no less than 17 on-street parking spaces being available during any observation. In addition, the development would include 32 off-street parking spaces for a total of 50 available parking spaces. Therefore, the supply of available parking spaces to serve the development is more than adequate in meeting the conservative future parking demand related to the Property, while still providing ample surplus parking along the southern line of Grove Avenue. 16 to 18 spaces would be available after the proposed development’s parking demand is met.

Should you have any questions or comments after reviewing this study, please feel free to call me directly at 874-6275 or email me at markbaker@bakerdevelopmentresources.com.

Parking Study – 3923 Grove Avenue

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, cursive script.

Mark R. Baker

Enclosure: Parking Study Addendum