



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2017-194:** To authorize the special use of the property known as 3138 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 16, 2017

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#### **PETITIONER**

Kyle Johnston

#### **LOCATION**

3138 Grayland Avenue

#### **PURPOSE**

To authorize the special use of the property known as 3138 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a 5,100 SF or .117 acre parcel of land currently improved with a two-story, single-family detached dwelling constructed, per tax assessment records, in 1927 and is a part of the Carytown neighborhood.

The applicant is proposing to subdivide the property and construct a single-family detached dwelling on the new lot that would be 2,460 SF in area. The division of the existing lot and the construction of a new single-family dwelling is planned upon a new twenty foot, six inch (20'-6") wide, one-hundred twenty foot (120') long lot, with side-yard setbacks of one foot, nine inches (1'-6") and two feet, ten inches (3'-0"). The proposed use would not meet the lot area and width requirements of the R-5 Single-Family Residential District. A Special Use Permit is therefore required.

Staff finds that the proposal would be infill development of like density, scale and use, as supported by the Master Plan and consistent with the current pattern of development within the vicinity.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore staff recommends approval of the Special Use Permit request.

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## **FINDINGS OF FACT**

### **Site Description**

3138 Grayland Avenue is located in the Near West Planning District. The existing dwelling is among several buildings that make up the Carytown residential neighborhood. Most of the dwellings on the 3100 block were constructed in the early to mid-1920s with similarly sized footprints and lot sizes. Recent infill development within the 3100 block of Grayland follows this same site design and density.

### **Proposed Use of the Property**

To divide the existing improved parcel into two parcels and construct a single-family dwelling on the new, unimproved parcel. The proposed density of the project would be approximately 17 units per acre.

### **Master Plan**

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at low densities. Primary uses for this category are "...single-family detached dwellings at densities up to seven 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-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, 2009, p.133)

The Master Plan also states for the Near West Planning District that "infill development of like density, scale and use is appropriate" (p. 230).

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-5 (Single Family Residential). Under normal circumstances, the R-5 standards require a minimum lot width of 50' and minimum lot area of 6,000 SF.

The following are selected conditions from the special use permit ordinance that would apply to the property:

- 3(a) The use of the Property shall be as two single-family detached dwellings, substantially as shown on the Plans.
- (b) Two off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (d) Signage on the Property shall be limited to signage permitted within the underlying zoning district.

(e) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the plat attached to this ordinance, shall be accomplished by obtaining approval from the City of the division of the existing lot into two lots and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(f) The height of the Special Use shall not exceed the height as shown on the Plans.

(g) All building materials, elevations, setbacks, and landscaping shall be substantially as shown on the Plans.

4(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.

(e) The Owner shall make improvements within the public right-of-way, including installation of a street tree along Grayland Avenue and an entrance to the 18-foot public alley abutting the Property, which improvements may be completed in one or more phases as approved by the Director of Public Works.

#### **Surrounding Area**

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. Single-family residential land use predominates the area, with some two-family residential and vacant land uses present as well.

#### **Neighborhood Participation**

The City's Land Use Administration has received correspondence from neighboring and nearby residents in opposition to, as well as in support of, this application.

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