



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-128: To authorize the special use of the property known as 3012 Grayland Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (5th District)

To: City Planning Commission
From: Land Use Administration
Date: June 16, 2026

PETITIONER

Baker Development Resources

LOCATION

3012 Grayland Avenue

PURPOSE

The applicant seeks a Special Use Permit to allow for the subdivision of the property into two lots that do not conform to the lot feature requirements of the R-5 Single-Family Residential zoning district. In addition, the proposal calls for the construction of a single-family detached dwelling on the new parcel. A Special Use Permit is requested to authorize this proposal.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for neighborhood mixed-uses, in which single-family dwellings are an appropriate primary use.

Staff concludes that the proposed ordinance conditions continue to substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 recommend approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The property is in the Carytown neighborhood on the northern side of Grayland Avenue near its intersection with South Sheppard Street to the east. The property has a lot area of 5,940 square feet (0.13 acres). The proposed density is 2 units upon 0.13 acres or roughly 15.3 units per acre.

Proposed Use of Property

Two single-family detached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates the 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.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for the subject property is R-5 Single-Family Residential. The following features of the proposed development do not comply with the current zoning regulations:

30-410.4 – Lot area and width

Single-family dwellings in the R-5 Single-Family Residential District shall be located on lots of not less than 6,000 square feet in area with a width of not less than 50 feet.

The proposed division would result in two substandard lots with proposed lot widths at roughly 27.9 feet and 21.5 feet and proposed lot areas at roughly 3,790 square feet and 2,140 square feet.

If approved, the special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

- All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, 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.

Surrounding Area

Adjacent properties are within the same R-5 Single-Family Residential District. The immediate block is residential, with the Carytown shopping district starting two blocks north of the property.

Neighborhood Participation

The Fan Area Business Alliance, the Carytown South Neighborhood Association, and adjacent property owners of this proposed special use have been notified. To date no communication from the public regarding the proposal has been received.

Staff Contact: David Watson, AICP Senior Planner, Land Use Administration, 804-646-1036