

City Planning Commission



**Ordinance 2021-194
3800 Grove Avenue
Special Use Permit**



July 19th, 2021

Site Map



Existing Conditions



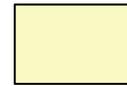
Existing Conditions



Existing Conditions

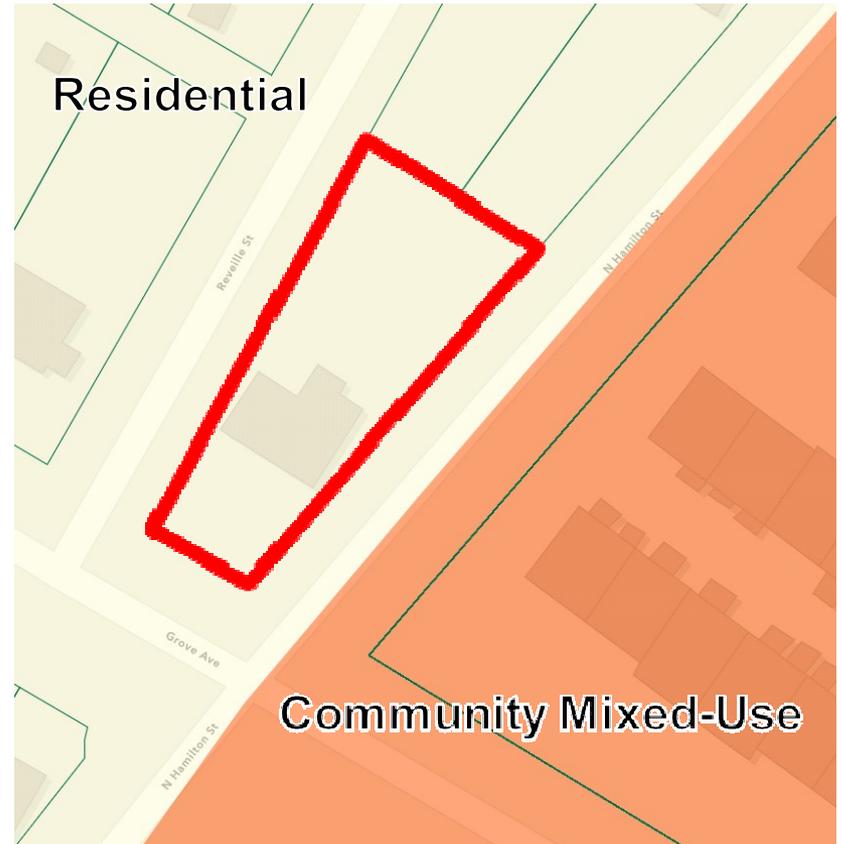


Richmond 300 Land Use Designation: Residential



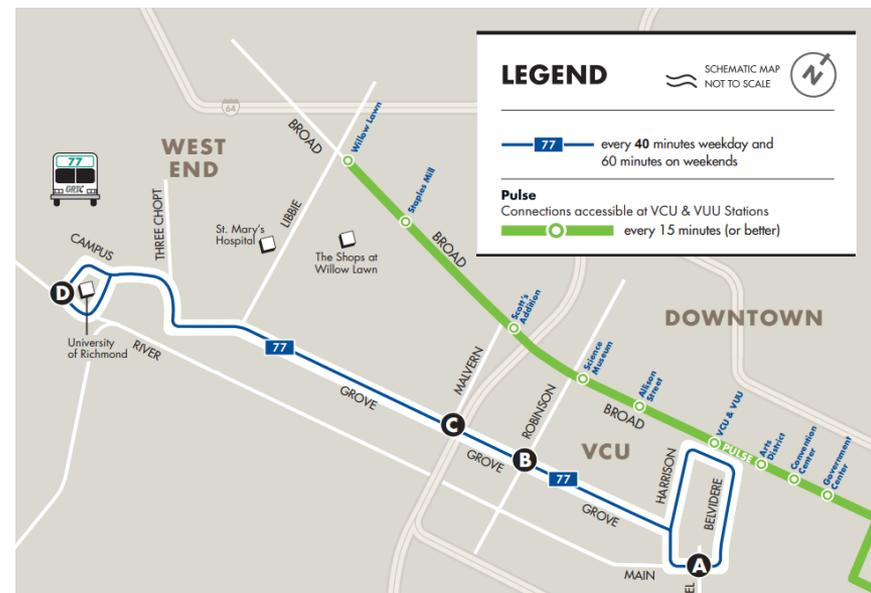
Richmond 300 Land Use Designation: Residential

- Richmond 300 recommends a future land use of “Residential,” which recommends single-family homes, accessory dwelling units and open space as primary uses.
- Secondary Uses- Duplexes, small multi-family buildings, institutional and cultural. Found along major streets.
- Generally density recommended is 2-10 units per acre; 23 units per acre is the proposed density. Adjacency to higher density to the east (Mount Vernon Condominiums) and location along two major streets (Grove Avenue and Hamilton Street) support density.
- Height- Generally 1-3 stories
- Future development built to a scale and design that is consistent with existing buildings (less dense to the west, more dense to the east)

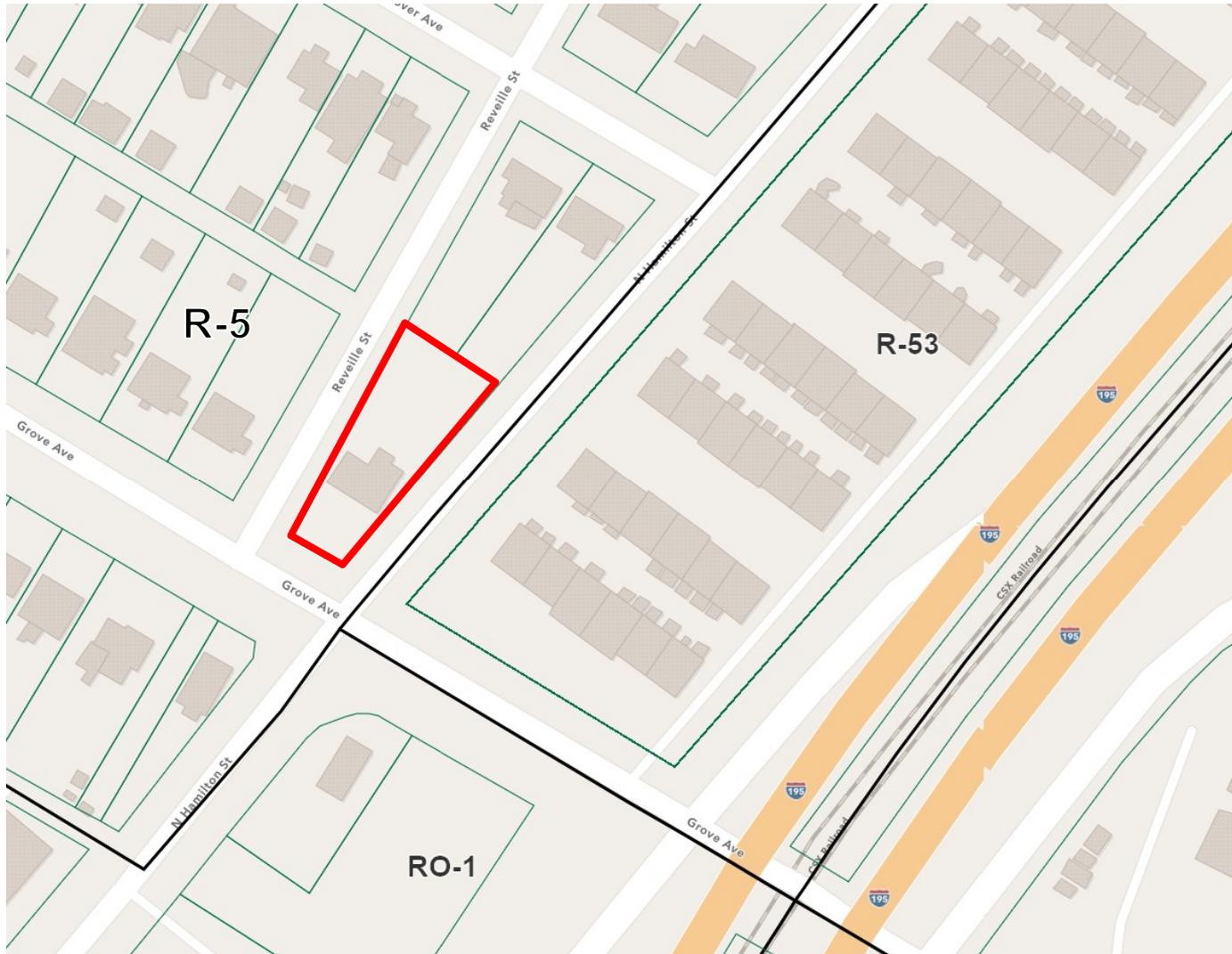


Richmond 300: Additional Considerations

- Major Mixed-Use Streets- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas; require form elements, such as building windows and entrances to the street; ideal locations for transit routes and transit stops
- Major Residential Streets- Carry high volumes of vehicles, pedestrians, and bicycles, though residential neighborhoods; ideal locations for transit routes and transit stops
- Encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses (Obj. 4.1, Strategy i)



Existing Zoning: R-5 Single-Family Residential



Surrounding Neighborhood



Surrounding Neighborhood



Previous Approvals

- October 1971: Special Use Permit to permit a doctor's office
- November 2020: Special Use Permit Amendment to authorize the use of the property for other office uses and personal service uses.



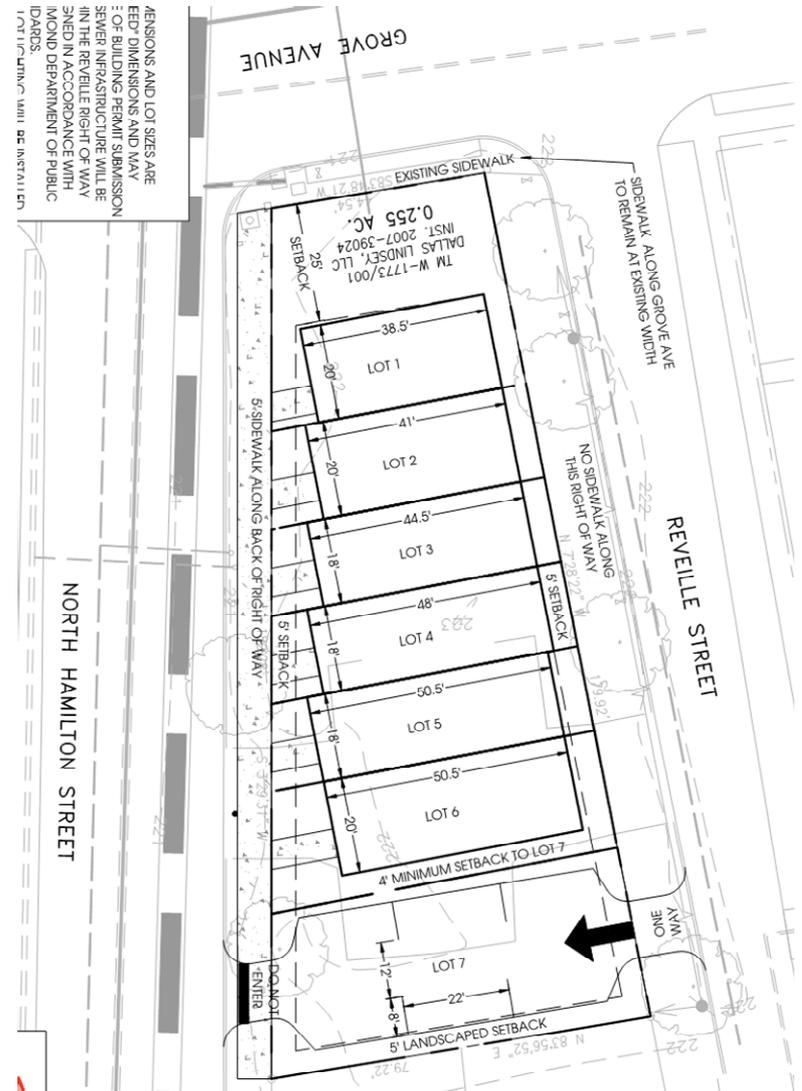
Ordinance Conditions

- (a) The Special Use of the Property shall be as up to six single-family attached dwellings and a parking area, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed 40 feet.
- (c) The lot sizes for the Special Use shall be a minimum of 1,000 square feet per lot.
- (d) The maximum lot coverage for each lot for the Special Use shall not exceed 80 percent of the lot size for each such lot.
- (e) A minimum of six parking spaces shall be provided on the Property.
- (f) The primary exterior materials for the townhomes shall be a combination of brick and cementitious siding, In no case shall vinyl siding be permitted. Exterior building designs shall be substantially as shown in one of the alternatives on sheets A2.1, A2.2, and A2.3 of the Plans.



Ordinance Conditions

- (g) Evergreen vegetative material of not less than 3 ½ feet in height shall be provided between the parking area and the residential properties to the north.
- (h) The minimum setback requirements for the Special Use shall be as shown on the plans.
- (i) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (j) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to seven residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.



Neighborhood Participation

- Staff notified adjacent property owners, residents, and the Westhampton Citizens Association.
- Numerous letters of opposition were received. A letter of support was received.

Staff Recommendation: Approval

- Richmond 300 recommends “Residential.”
- Single-family houses are recommended primary uses and higher density uses such as duplexes and small multi-family uses are recommended secondary uses, which are appropriate along major streets. Both Grove Avenue and North Hamilton Street are designated as major streets.
- Denser multi-family use is located directly to the east, which supports the added density of this infill project.
- High quality materials and building design are proposed.
- Evergreen buffer provided between parking area and two residential lots to the north.