



## CITY OF RICHMOND

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

**Ord. No. 2020-180:** To authorize the special use of the property known as 2406 Grayland Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 8, 2020

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#### **PETITIONER**

Gray Development LLC

#### **LOCATION**

2406 Grayland Avenue

#### **PURPOSE**

To authorize the special use of the property known as 2406 Grayland Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The requested SUP proposes to split an irregularly shaped property in order to accommodate a single-family attached dwelling on each parcel. The lot area of one of the properties will not meet the minimum lot area requirements of the zoning district. The R-53 Multifamily Residential district requires a lot width of not less than 18 feet and a lot area of not less than 2,200 square feet in area. The proposed split results in a parcel that does not meet this minimum lot area requirement. Therefore a special use permit is required

The property is currently a single lot of record and is therefore entitled to a one-time subdivision without adherence to the city's subdivision ordinance regulations. It is possible to create two parcels that meet the requirements of the zoning ordinance. However, the creation of two parcels that conform to the zoning ordinance requirements necessitates the establishment of access easements and also results in peculiar lot shape.

Staff finds that the proposed split is accomplished using a straight line of division, resulting in two lots of 3,503 and 1,519 square feet each. No access easements are required. The proposal allows infill development as supported by the Master Plan and contributes to the continued revitalization of the area. Moreover, the proposal would not pose an undue burden on the availability of on-street parking as two off-street parking spaces are provided.

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 this special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The 5,021 square foot property is located in the R-53 Multi-Family Residential district. Single-family dwellings are under construction on the property. The lot area requirement for a single-family attached dwelling is 2,200 square feet. The proposed lot split would create parcels that are 1,519 square feet and 3,503 square feet. The front, side and rear yard setbacks required in the R-53 zoning district are met under the proposal as is the maximum lot coverage.

### **Proposed Use of Property**

The proposed special use permit will allow the property to be used as two single-family attached dwellings with on-site parking.

### **Master Plan**

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre. The density of the parcel if developed as proposed would be approximately 17 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

### **Zoning and Ordinance Conditions**

Single-family attached dwellings are a permitted principal use in the R-53 Multi-Family Attached Residential District. However, Section. 30-418.4 (a) of the zoning ordinance states that shall be located on lots of not less than 2,200 square feet in area. Lot width shall be not less than 18 feet, except that the width of any lot at the end of a series of attached units shall be not less than 21 feet.

In response to the SUP request for the above-referenced property, Zoning Administration offers the following comments:

**ZONING AND USE:** The subject property is zoned R-53 Multi-Family Residential district. According to City Assessors records the property currently consists of a parcel measuring one hundred and fifty-five and ninety-three hundredths (155.93) feet in width along Grayland Avenue and varying in depth shown, but shown in the assessors records as having depth of eighty-one and thirty-six hundredths feet (81.36) feet. This results in a lot area as shown on a submitted survey dated June 2, 2017 as 5,021.62 square feet. The property is improved with a two-family dwelling which is currently under construction (see building permit No. BLDR-058332-2019). This proposal is to split the lot into two individual lots of record. Each newly created lot will contain a single-family attached dwelling and accessory parking.

The R-53 district currently requires a lot width of not less than eighteen (18) feet and a lot area of not less than two thousand two hundred (2,200) square feet in area. Because the current minimum lot area requirement would not be met for the proposed lot labeled as “*Property One*” on sheet A-2 of the submitted plans a Special Use Permit is required to be adopted by City Council to authorize this use.

**R-53 FEATURE REQUIREMENTS:**

Front yard – not less than fifteen feet (15’) or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100’). This requirement is met by the proposal.

Side yards – not less than three feet (3’). This requirement is met by the proposal.

Rear yard – not less than five feet (5’). This requirement is met by the proposal.

Lot coverage – not to exceed sixty percent (60%) of the area of the lot. This requirement is met by the proposal.

Building height – not to exceed fifty-five feet (35’). No accessory building shall exceed twenty feet (20’) in height. No elevation drawings were provided with the SUP submittal, however the building height requirement was met at the time of permit application review.

- **PARKING:** One off-street parking space shall be provided per dwelling unit. One on-site parking space is shown on each of the newly created lots.
- **REFUSE AREA:** Not requisite to this review.
- **SIGNAGE:** Not requisite to this review.
- **ADDITIONAL COMMENTS:** As stated in the Zoning Confirmation Letter included with the SUP submittal, no subdivision would be required for the potential lot split. The property is allowed a one-time split by right.

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

- (a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the plans.
- (b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (c) No fewer than one off-street parking space shall be provided for each dwelling unit.
- (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 Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

**Surrounding Area**

Across Grayland Avenue to the north is the Downtown Expressway. The adjacent properties surrounding the subject property are located within the R-53 District or R-6 Single-Family Attached Residential District. Within the area of the subject property, those properties with improvements primarily single-family attached structures.

**Neighborhood Participation**

Staff notified the Byrd Park Civic League and adjacent residents and property owners. A letter of support was received from the Byrd Park Civic League.

**Staff Contact**

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