



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-247: To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 1, 2018

PETITIONER

Mark Baker – Baker Development Services

LOCATION

3028 Grayland Avenue

PURPOSE

To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development to divide the existing parcel into two new parcels and construct a new single-family dwelling would not meet the lot area, lot width, and side yard setback requirements of the R-5 Single Family Residential District. A special use permit is therefore required.

If approved, the existing and proposed dwellings would be located on lots that are 26' in width and 120' in length totaling 3,120 SF in area. The proposed density of the development would be approximately 14 units per acre. Overall, the proposal is generally consistent with the historic pattern of development found along Grayland Avenue.

Staff finds that the proposal would be consistent with the single-family land use recommendation of the Master Plan and would be infill development of like density, scale and use exhibited in the area.

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.

FINDINGS OF FACT

Site Description

The subject property consists of a 6,240 SF (0.14 acre) parcel of land currently improved with an existing, one-story, single-family dwelling and is located in the Carytown neighborhood of the Near West planning district on Grayland Avenue near its intersection with South Belmont Avenue.

Proposed Use of the Property

The proposed use of the property is two single-family residential dwellings.

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). The following are selected conditions from the Special Use Permit Ordinance:

3(a) The Special Use of the Property shall be as a single-family detached dwelling located at 3026 Grayland Avenue, substantially as shown on the Plans, and an existing single-family detached dwelling located at 3028 Grayland Avenue.

(b) Two off-street parking spaces shall be provided per dwelling, substantially as shown on the Plans.

(c) The height of the dwelling constructed at 3026 Grayland Avenue shall not exceed the height as shown on the Plans.

(d) All building materials, elevations, setbacks, and landscaping pertaining to the dwelling constructed at 3026 Grayland Avenue shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown as Lots 8 and 9 on the plat attached to this ordinance, shall be accomplished by obtaining approval from the City and recording appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

4(e) The Owner shall make improvements within the right-of-way, including installation of a street tree along Grayland Avenue.

Surrounding Area

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. The R-5 standards require a minimum lot width of 50' and minimum lot area of 6,000 SF. The proposed development has lot areas of 3,120 SF and lot widths of 26 feet. While there exist a few parcels that are close to the 50' requirement, a majority of parcels within the area do not meet lot width, area, or set back requirements.

Single family residential land use predominates the area, with some two family and multi-family residential and vacant land uses present as well.

Neighborhood Participation

Staff has not received letters of support or opposition for this project.

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