

MOTION

To amend Ordinance No. 2025-150, which authorizes the special use of the property known as 3923 Grove Avenue for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions, to modify the number of single-family dwellings, certain terms and conditions, and the Plans.

INTRODUCED: June 23, 2025

AN ORDINANCE No. 2025-150

As Amended

To authorize the special use of the property known as 3923 Grove Avenue for the purpose of [a] five single-family detached [~~dwelling~~] dwellings and [~~16~~] six single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3923 Grove Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of [a] five single-family detached [~~dwelling~~] dwellings and [~~16~~] six single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3923 Grove Avenue and identified as Tax Parcel No. W000-1772/020 in the ~~[2025]~~ 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 3923 Grove Avenue, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated February 7, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of ~~[a]~~ five single-family detached ~~[dwelling]~~ dwellings and ~~[16]~~ six single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled ~~[“Townhouses, Grove Avenue, 3923 Grove Avenue, Richmond, VA,”]~~ “Lafayette Green, 3923 Grove Avenue, Richmond, Virginia 23221,” prepared by ~~[The Creative Collaborative]~~ Kristen Eudy Architecture, LLC, and ~~[dated January 2, 2025]~~ last revised December 22, 2025, and ~~“SUP [Submittal Plan] Exhibit, 3923 Grove Ave, Center Creek,”~~ prepared by ~~Bowman,~~ and dated ~~[April 24, 2025]~~ December 31, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as ~~[one]~~ five single-family detached

[~~dwelling~~] dwellings and [16] six single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(c) All building elevations and site improvements[~~, including landscaping,~~] shall be substantially as shown on the Plans.

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to [~~seventeen~~] eleven residential lots, [~~and one private easement,~~] 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.

(f) Prior to the issuance of any building permit for the Special Use, the Owner shall obtain (i) all necessary approvals for the closure to public use and travel of Lafayette Street between Sterling Street and Grove Avenue, which street is shown on the Plans as “Lafayette Street (Unimproved)” and hereinafter referred to as “Unimproved Lafayette Street,” and (ii) ownership in fee of the full width of Unimproved Lafayette Street.

(g) Prior to the issuance of any building permit for the Special Use, the Owner shall convey to the City a twenty-foot-wide public utility easement over, under, and across all of Unimproved Lafayette Street, substantially as shown on the Plans, which conveyance shall be by deed of special or general warranty that is approved as to form by the City Attorney and acceptable to the Director of the Department of Public Utilities as to terms. The Chief Administrative Officer

or designee thereof is hereby authorized to execute such deed for the acceptance of such easement.

(h) Prior to the issuance of any building permit for the Special Use, the Owner shall convey to the City a five-foot-wide public access easement over and across that portion of the Property shown and labeled as “5’ Public Access Easement” on the Plans, which conveyance shall be by deed of special or general warranty that is approved as to form by the City Attorney and acceptable to the Director of the Department of Planning and Development Review as to terms. The Chief Administrative Officer or designee thereof is hereby authorized to execute such deed for the acceptance of such easement.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation, a five-foot-wide public sidewalk along Sterling Street, ~~[and]~~ two street trees along Grove Avenue, a paved extension of Sterling Street, and the installation of #7 stone topping in the alley that connects the Property to Reveille Street, ~~[substantially as shown on the Plans,]~~ which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 13, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 3923 Grove Avenue for the purposes of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize sixteen single-family attached dwellings and one single-family detached dwelling within an R-5 Single-Family Residential District which use, among other things, is not currently allowed by section 30-410.1, concerning Permitted Principal Uses, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Mary Munford neighborhood on Grove Avenue between Reveille and Lafayette Streets. The property is currently a 34,830 sq. ft. (.8 acre) parcel of land, improved with an existing 2,684 sq. ft., single-family dwelling, constructed, per tax assessment records, in 1775. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family

buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-5 Single-Family Residential District. All adjacent and nearby properties are located within the same R-5 zone. The area is primarily single family residential, with some multi-family residential, and institutional uses present in the vicinity. The pro-posed density of the parcel is 17 units upon .8 acres, or 21 units per acre.

COMMUNITY ENGAGEMENT: The Westhampton Citizens Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 23, 2025

CITY COUNCIL PUBLIC HEARING DATE: July 28, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 15, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

LAFAYETTE GREEN

3923 GROVE AVENUE, RICHMOND, VIRGINIA 23221



STERLING STREET

DRAWING INDEX

Sheet No.	Sheet Name
A0.0	COVER SHEET
A 1.0	SITE PLAN & PERSPECTIVE VIEW
A 1.1	PERSPECTIVE VIEWS
A 2.0	BUILDING PLANS AND ELEVATIONS - UNIT A
A 2.1	BUILDING PLANS AND ELEVATIONS - UNIT B
A 2.3	TYPICAL BUILDING PLANS AND ELEVATIONS - UNIT C
A 2.4	TYPICAL BUILDING PLANS - UNIT C



REVISION:

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22

PROJECT TITLE

LAFAYETTE
GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE,
RICHMOND, VIRGINIA 23221

DEVELOPER:



CENTERCREEKHOMES.COM
INFO@CENTERCREEKHOMES.COM
PHONE: (804) 251-2700
RICHMOND, VA

CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

PROJECT INFORMATION

PROJECT NAME:

LAFAYETTE GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE, RICHMOND, VIRGINIA 23221

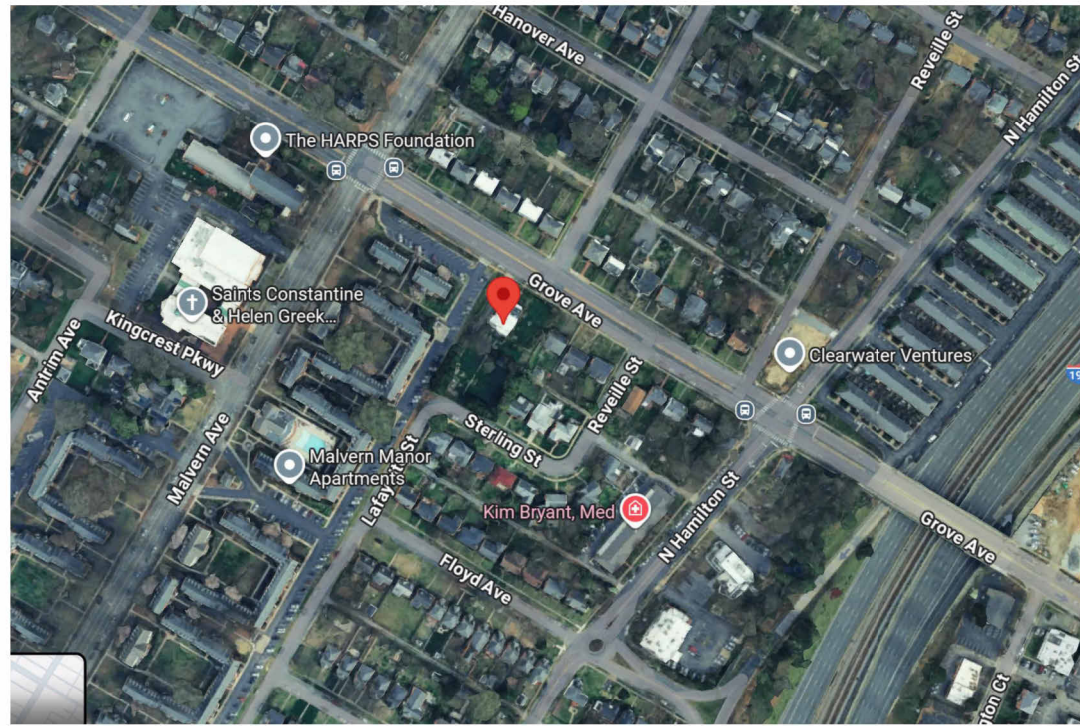
OWNER/CLIENT:

CENTER CREEK HOMES

BUILDER:

CENTER CREEK HOMES

SITE VICINITY MAP



APPLICABLE BUILDING CODES

2021 VIRGINIA RESIDENTIAL CODE
2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
2021 VIRGINIA ENERGY CONSERVATION CODE
2021 VIRGINIA FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE (NEC)
2021 VIRGINIA PLUMBING CODE

GENERAL NOTES

13. PROVIDE TEMPERED GLASS AT LOCATIONS REQUIRED BY CODE.
14. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AS DEFINED BY CODE.
15. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING DURING CONSTRUCTION.
16. ALL FASTENERS, CONNECTORS, AND HARDWARE SHALL BE CORROSION-RESISTANT WHERE EXPOSED TO WEATHER OR MOISTURE.
17. PROVIDE ACCESS PANELS WHERE REQUIRED FOR MAINTENANCE OF CONCEALED EQUIPMENT.
18. ALL INSULATION SHALL MEET OR EXCEED MINIMUM R-VALUE REQUIREMENTS AS SPECIFIED BY ENERGY CODE.
19. PROVIDE VENTILATION IN ATTIC AND CRAWL SPACES PER CODE REQUIREMENTS.
20. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE JOB SITE AT ALL TIMES.
1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE (IRC), ELECTRICAL CODE (NEC), PLUMBING CODE, AND ENERGY CODE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
4. DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT. THEY DO NOT REPRESENT EVERY DETAIL REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS AND METHODS TO COMPLETE THE WORK.
5. ALL MATERIALS AND INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND ENSURE PROPER INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, AND FEES.
8. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED BY CODE.
9. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN LOCATIONS REQUIRED BY CODE.
10. ALL EXTERIOR PENETRATIONS SHALL BE SEALED TO PREVENT WATER AND AIR INFILTRATION.
11. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS AT ALL EXTERIOR GRADE CONDITIONS.
12. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.

PROJECT DESCRIPTION

4 - 3 STORY DETACHED HOMES (UNIT C)
2 - 3 STORY DUPLEXES (UNIT A)
1 - 3 STORY DUPLEX (UNIT B)
TYPE VB CONSTRUCTION

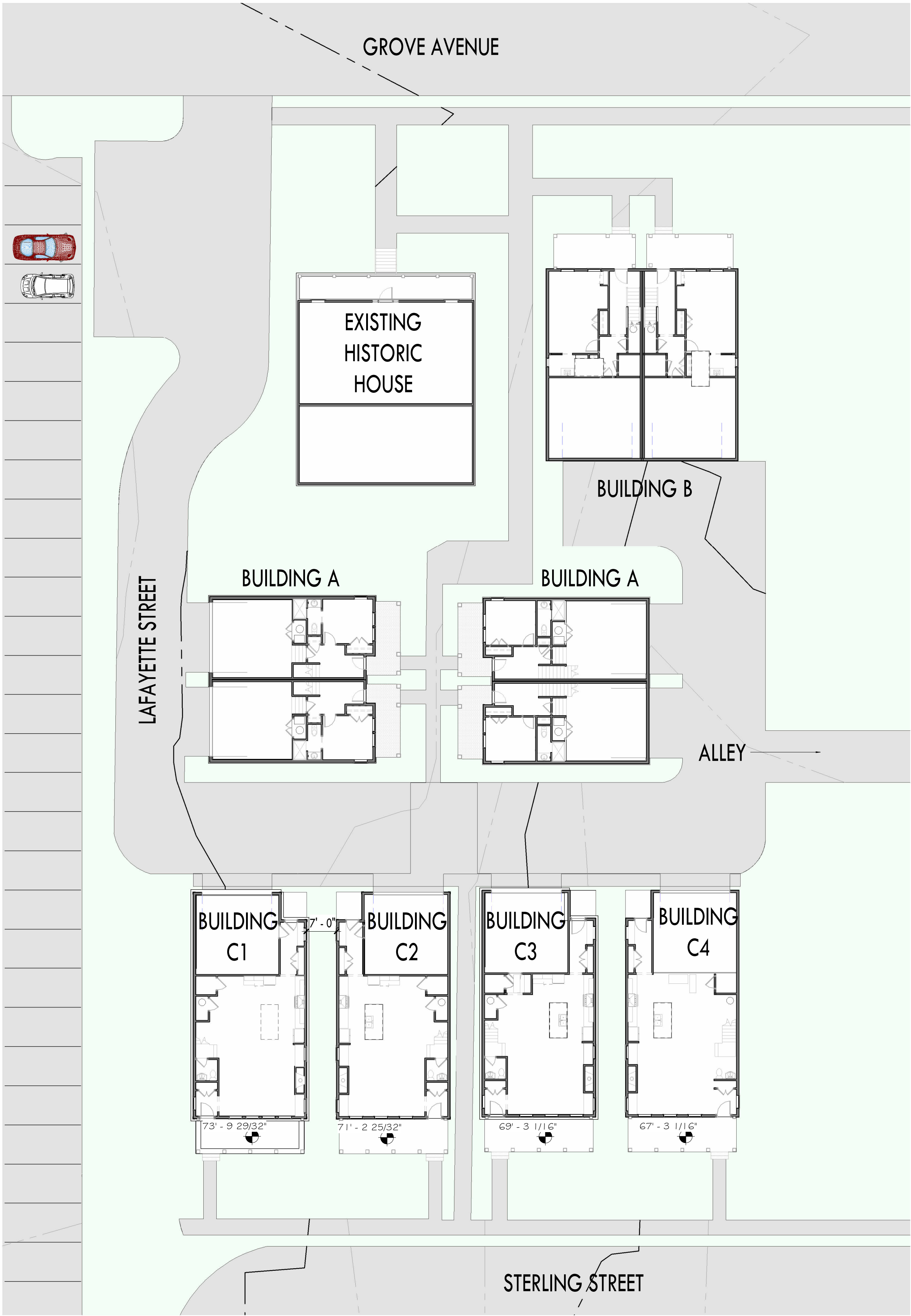
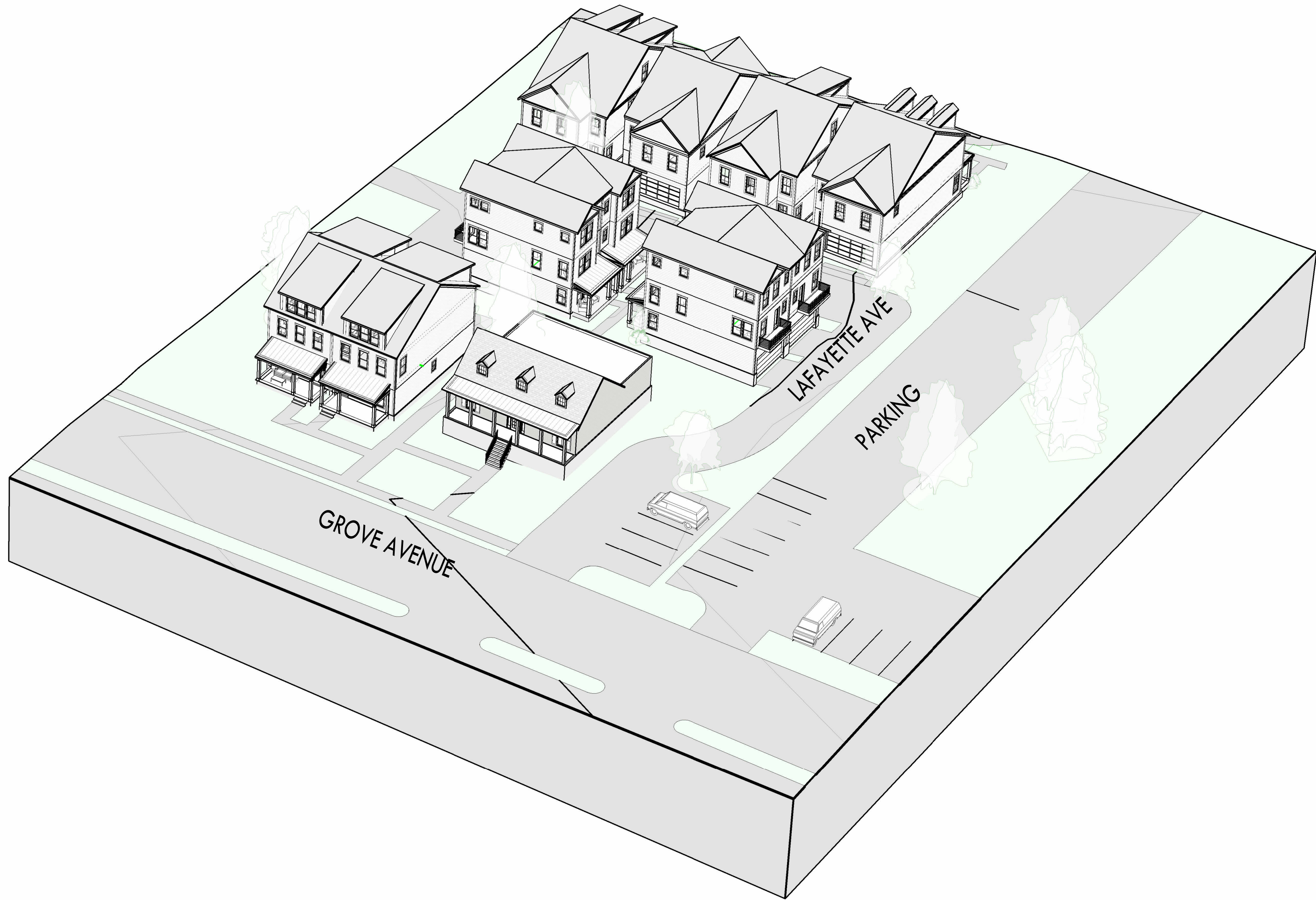
ZONING INFORMATION

SHEET NAME:

COVER SHEET

SHEET NUMBER:

A0.0



REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22

PROJECT TITLE

LAFAYETTE
GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

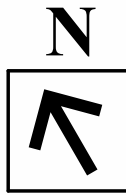
SHEET NAME:
SITE PLAN & PERSPECTIVE VIEW

SHEET NUMBER:
A 1.0

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2 SITE PERSPECTIVE VIEW

1 SITE PLAN
1/16" = 1'-0"



ARCHITECTURAL SITE PLAN TO
ILLUSTRATE DESIGN INTENT
ONLY. DIMENSIONS ARE
APPROXIMATE.



1 FROM GROVE STREET - EYE LEVEL



5 VIEW FROM GROVE AVENUE TOWARD UNIT B



4 VIEW FROM GROVE AVENUE LOOK TOWARD UNIT B



3 STERLING STREET VIEW - EYE LEVEL



2 STERLING STREET - EYE LEVEL

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SHEET NAME:
PERSPECTIVE VIEWS

SHEET NUMBER:

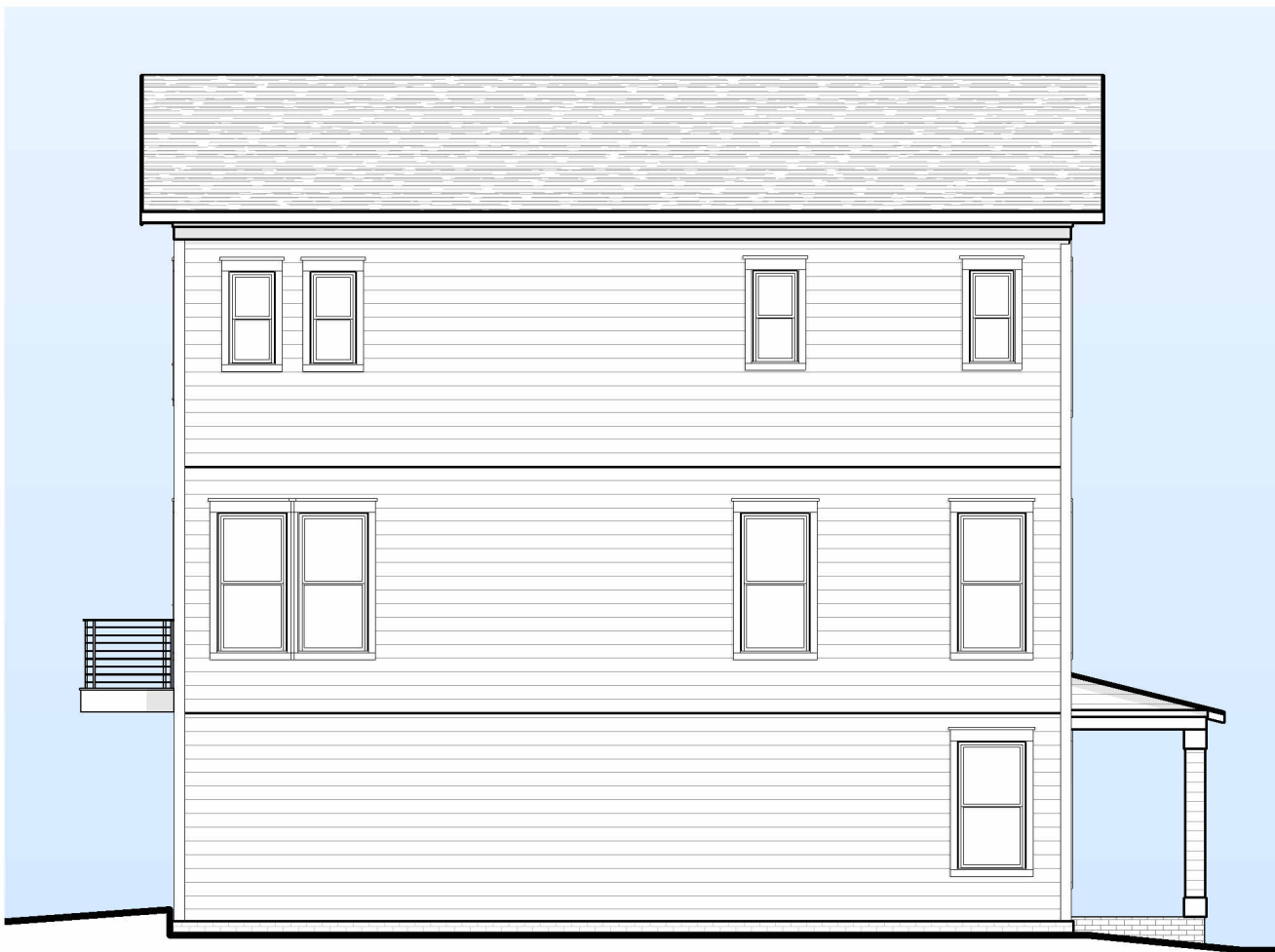
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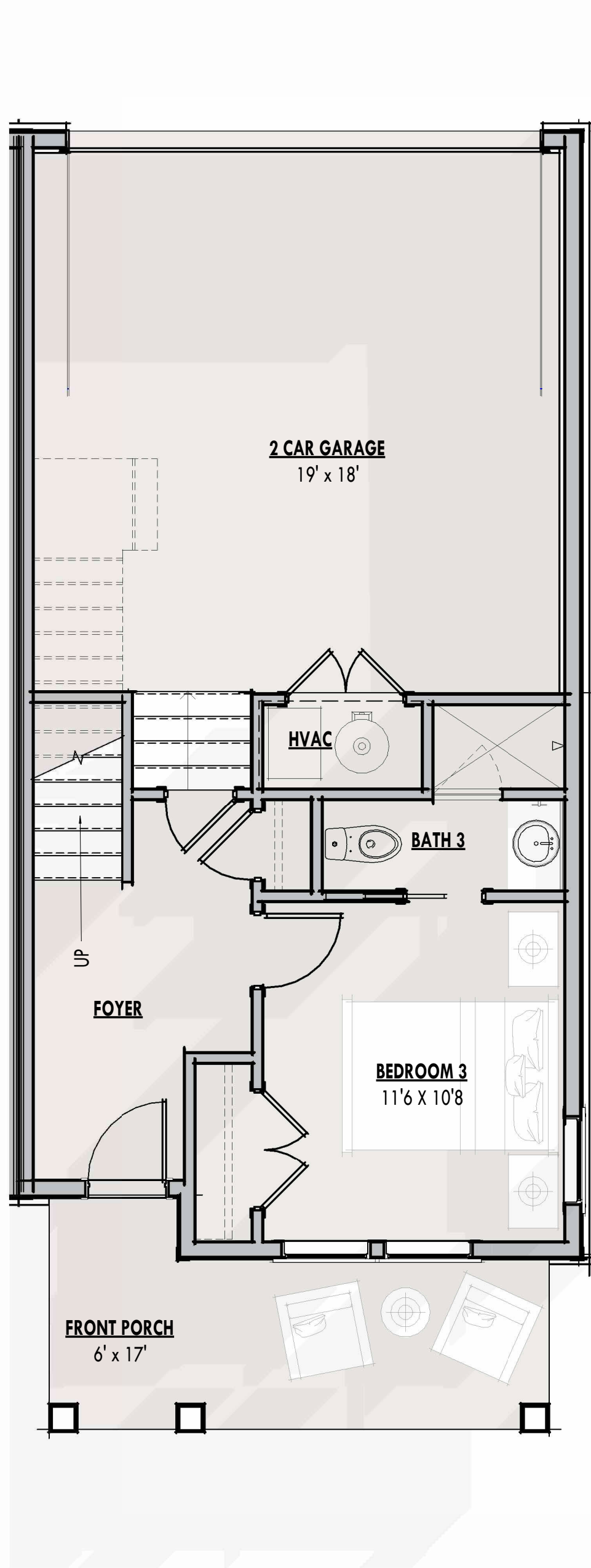
1 UNIT A - FRONT ELEVATION
1/8" = 1'-0"



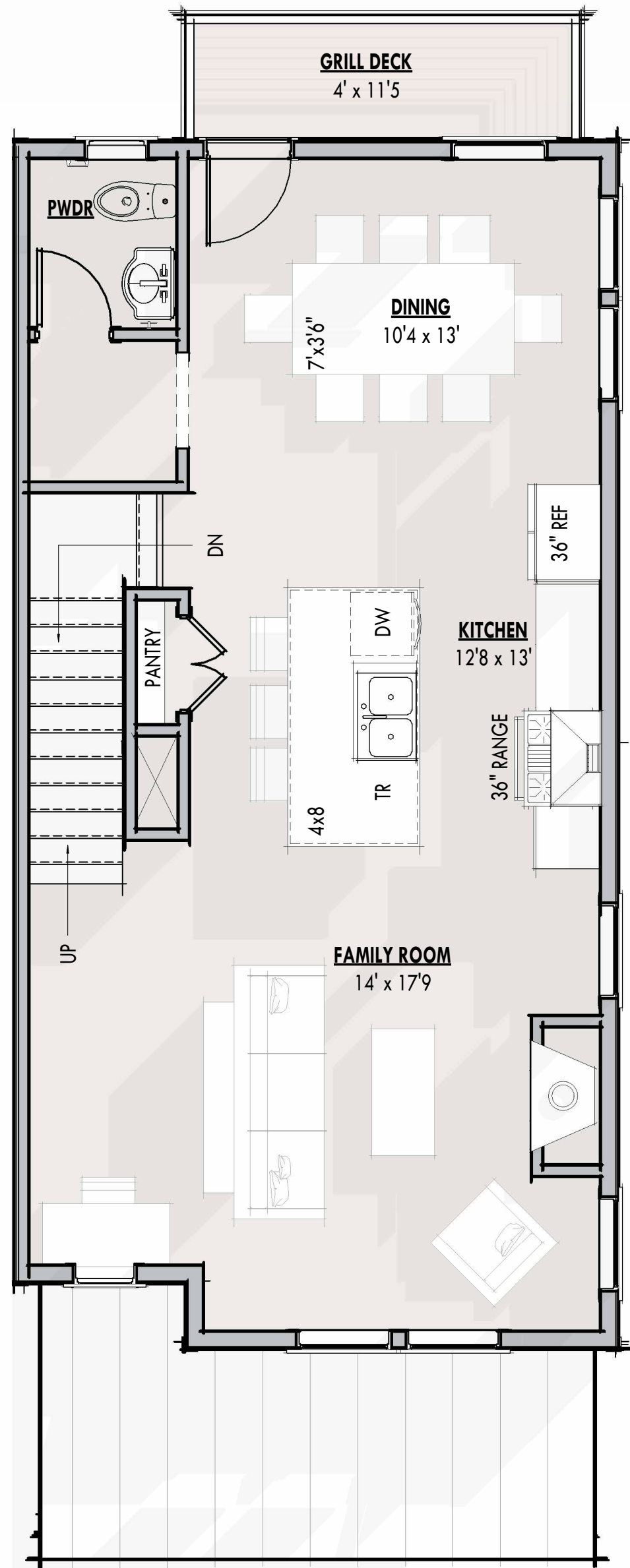
2 UNIT A - REAR ELEVATION
1/8" = 1'-0"



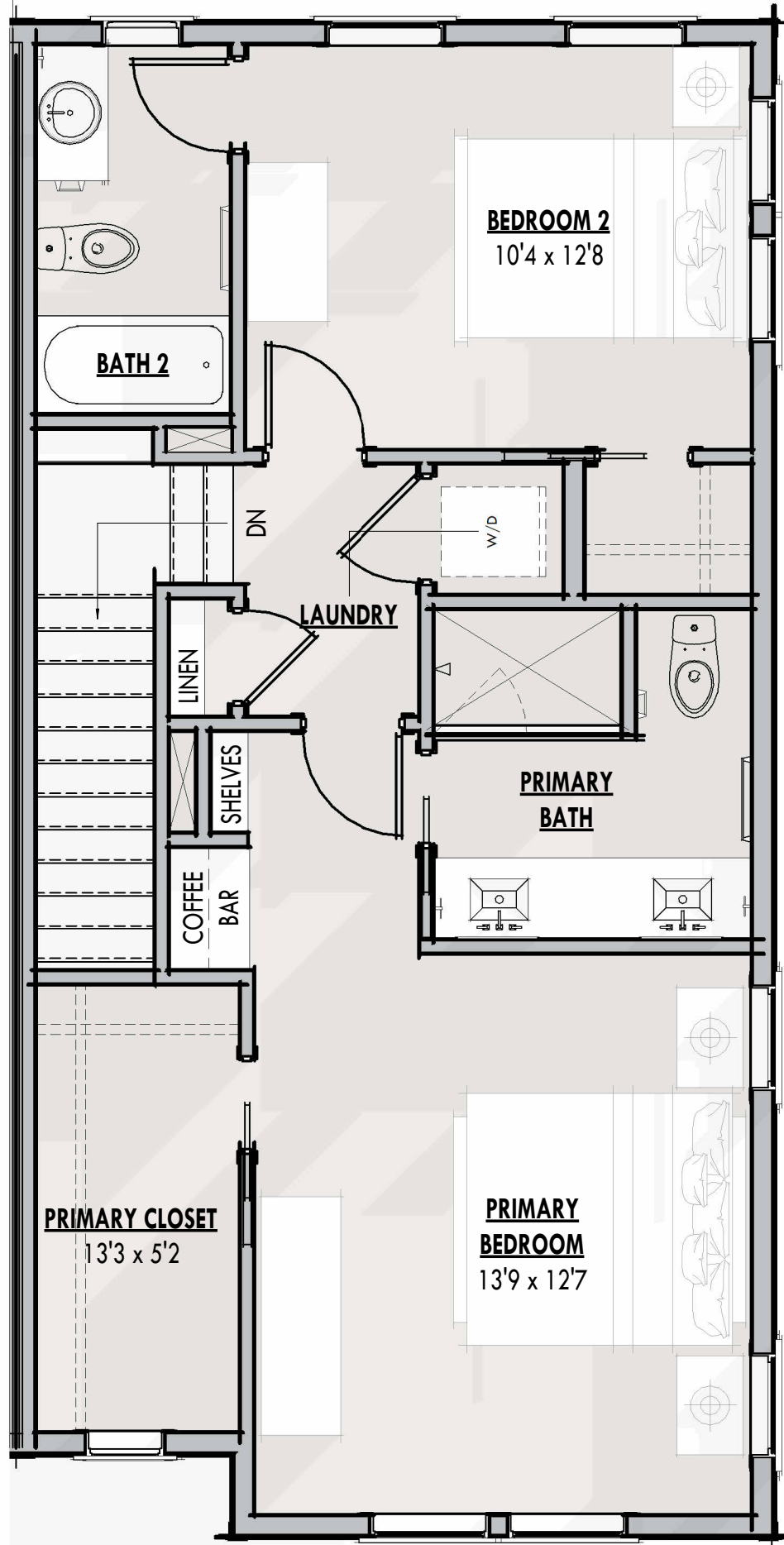
3 UNIT A - SIDE ELEVATIONS (SAME OPP)
1/8" = 1'-0"



1 00 GROUND LEVEL
1/4" = 1'-0"



2 02 SECOND LEVEL
1/4" = 1'-0"



3 03 THIRD LEVEL
1/4" = 1'-0"



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SUP SUBMITTAL	2025.11.06
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RICHMOND, VA 23221

SHEET NAME:

BUILDING PLANS AND ELEVATIONS
- UNIT A

SHEET NUMBER:

A 2.0

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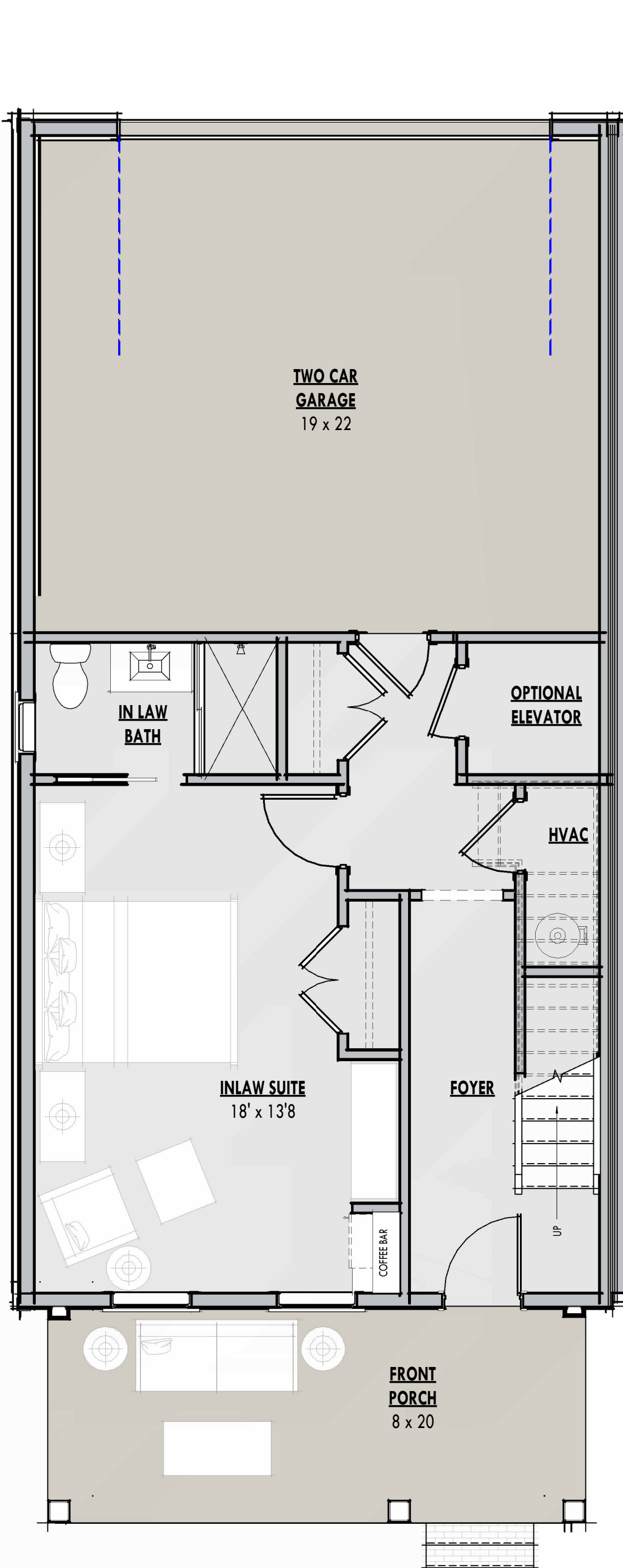
4 UNIT B - ELEVATIONS
1/8" = 1'-0"



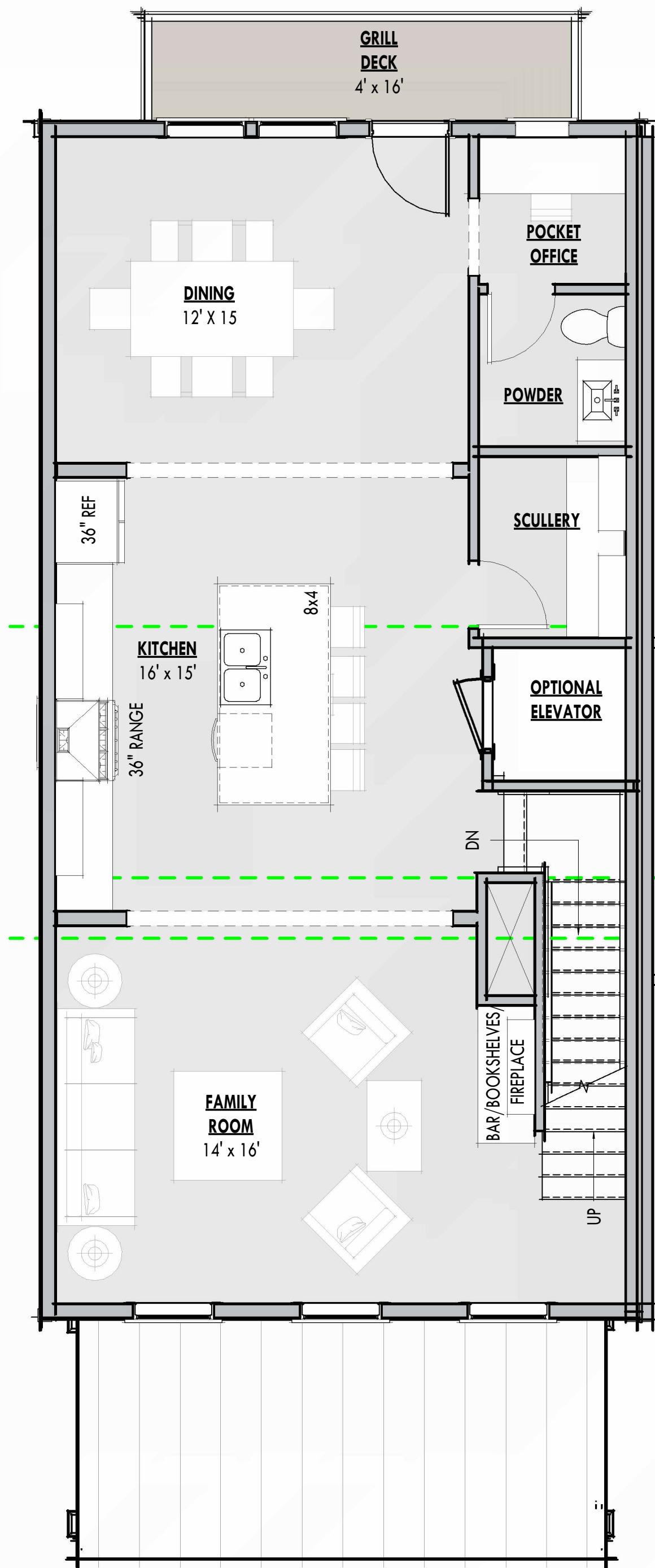
5 UNIT B - SIDE ELEVATIONS (SAME OPP)
1/8" = 1'-0"



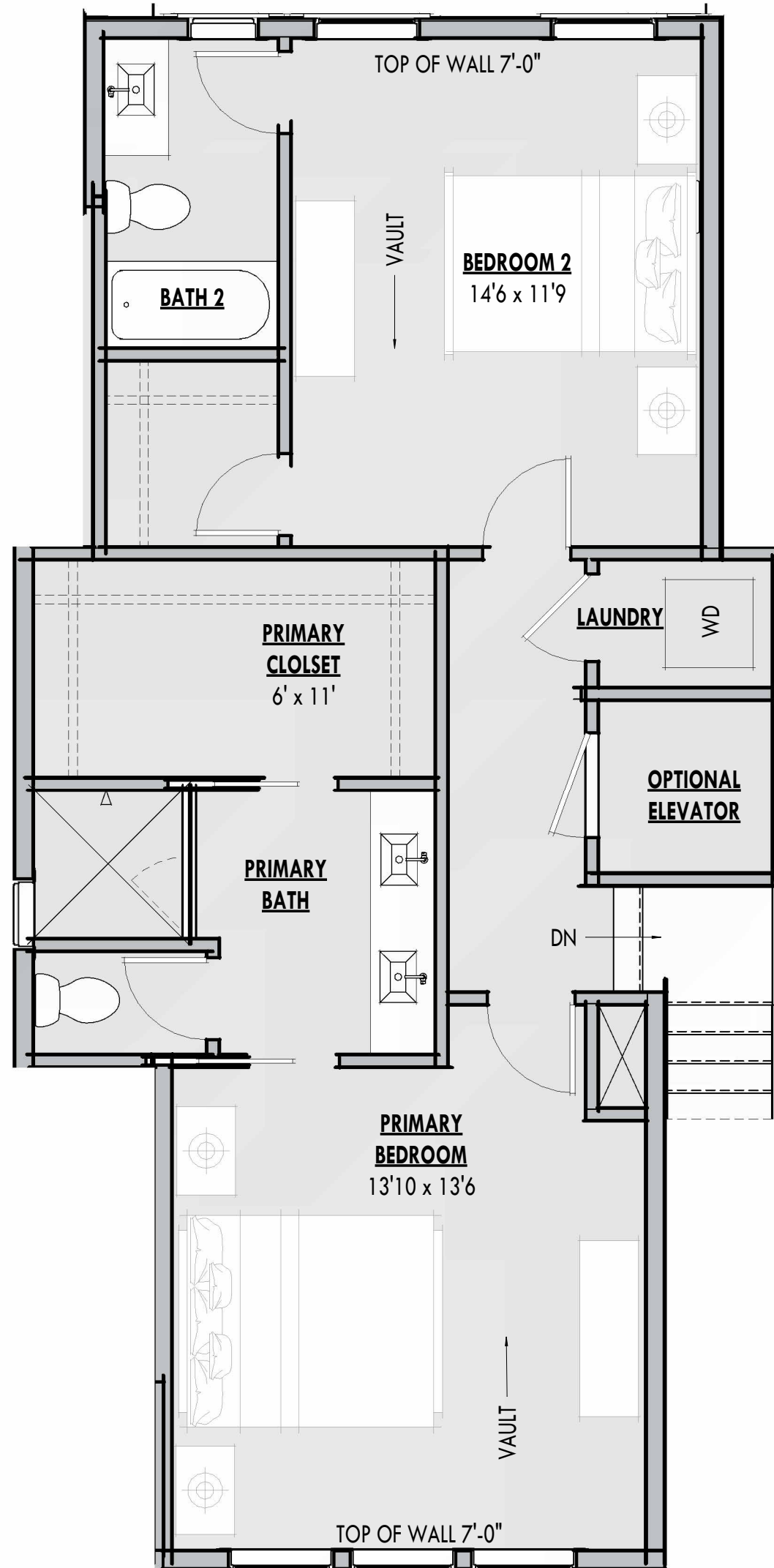
6 UNIT B - REAR ELEVATION
1/8" = 1'-0"



1 00 GROUND LEVEL
1/4" = 1'-0"



2 02 SECOND LEVEL
1/4" = 1'-0"



3 03 THIRD LEVEL
1/4" = 1'-0"

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BUILDING PLANS AND ELEVATIONS
- UNIT B

SHEET NAME:

SHEET NUMBER:

A 2.1

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1 UNIT C - FRONT ELEVATION
1/8" = 1'-0"



7 UNIT C - TYPICAL RIGHT ELEVATION
1/8" = 1'-0"



6 UNIT C - ELEVATION REAR
1/8" = 1'-0"



8 UNIT C - TYPICAL LEFT ELEVATION
1/8" = 1'-0"

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CLEINT:

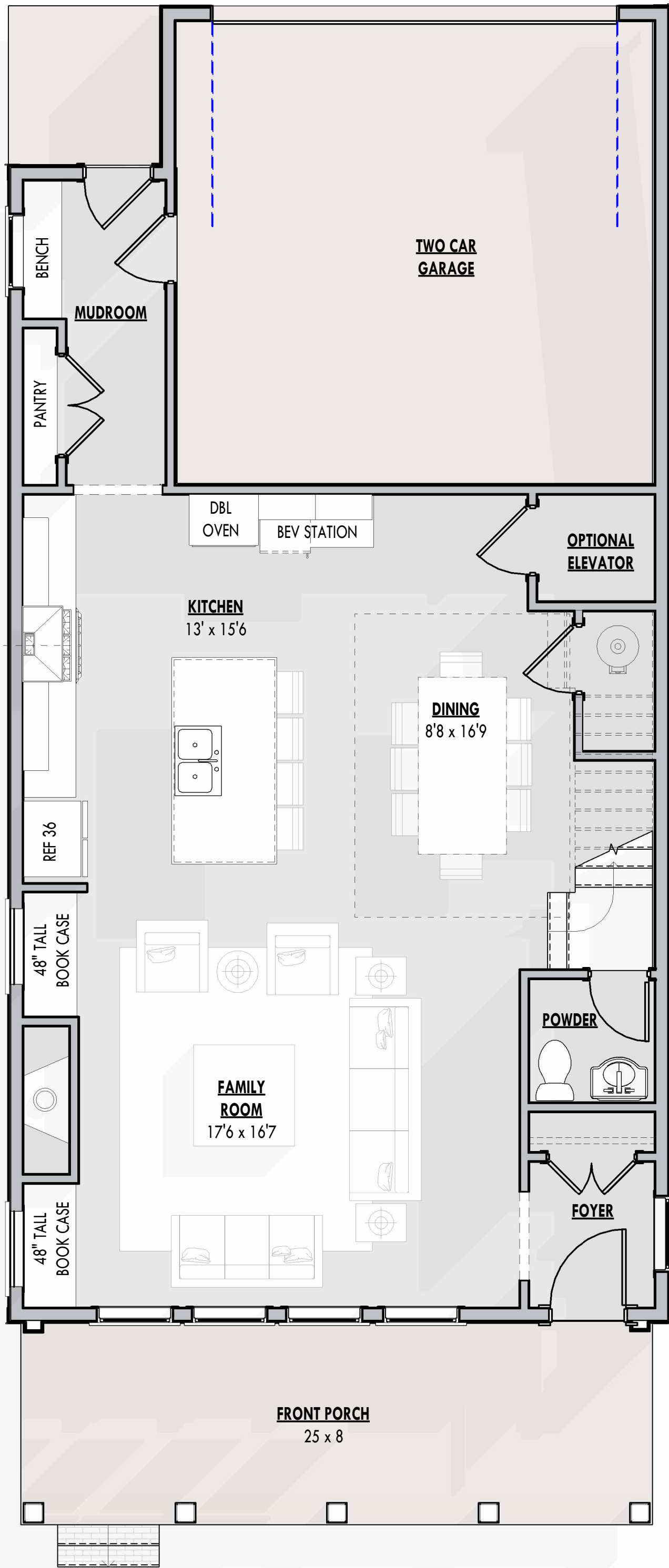
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SHEET NUMBER:

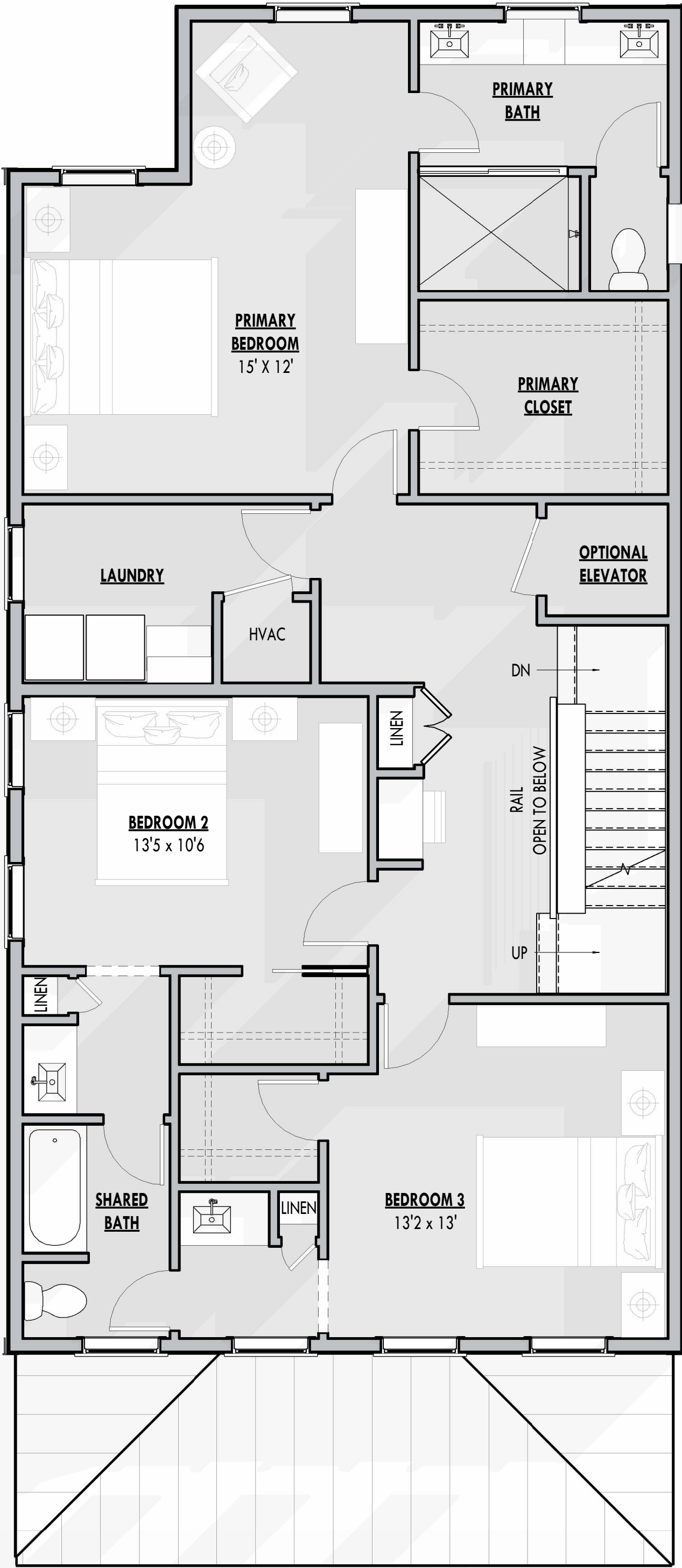
A 2.3

12/22/2025 2:33:55 PM

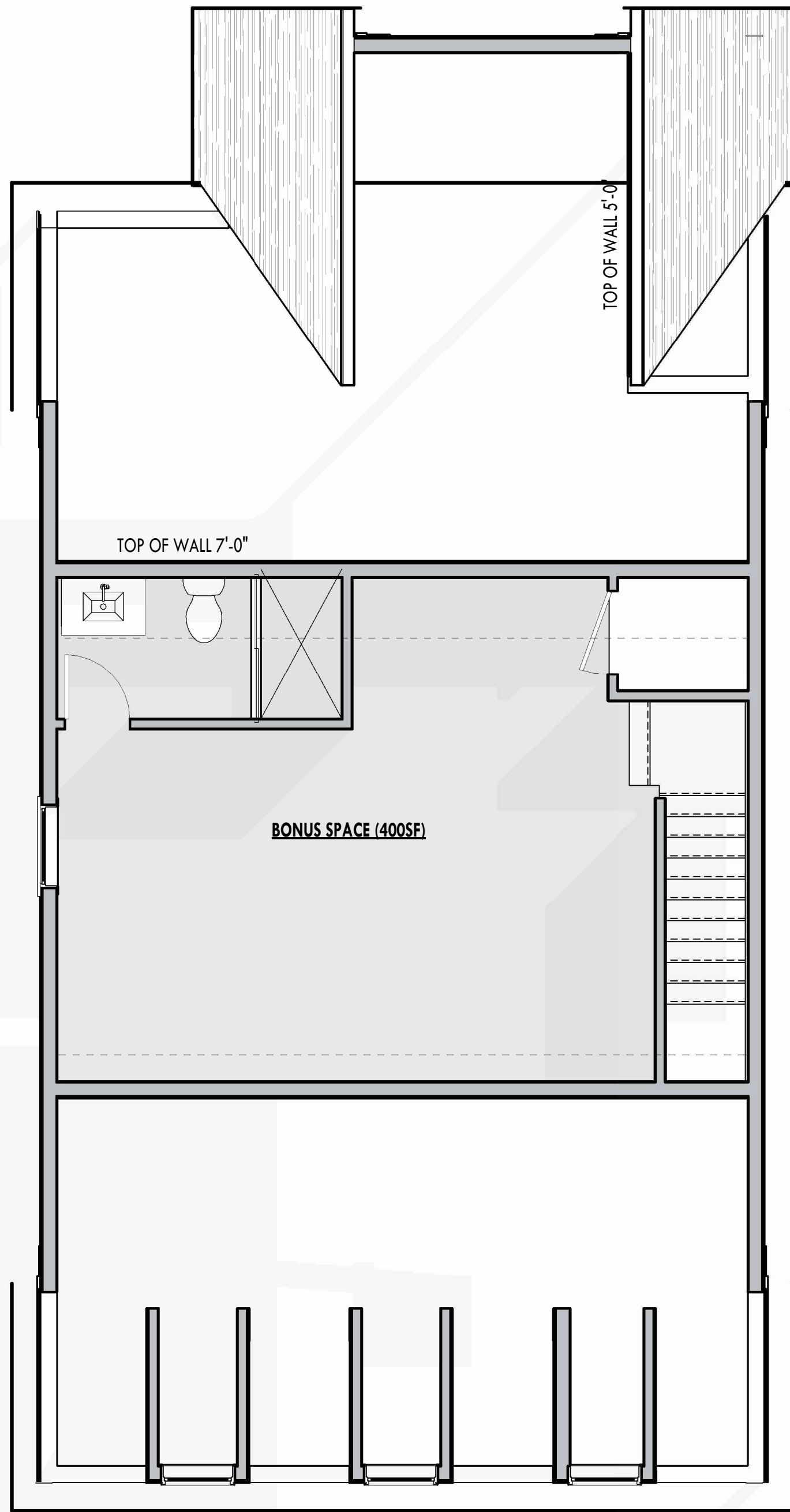
1 -00 GROUND LEVEL
1/4" = 1'-0"



2 -02 SECOND LEVEL
1/4" = 1'-0"



3 -03 THIRD LEVEL
1/4" = 1'-0"



REVISIONS

REMARKS	MM/DD/YY
SUP SUBMITTAL	2025.11.06
SUP SUBMITTAL	2025.12.02
SUP SUBMITTAL	2025.12.22

PROJECT TITLE

LAFAYETTE
GREEN

PROJECT ADDRESS:

3923 GROVE AVENUE
RICHMOND, VA, 23221

DEVELOPER:



CLEINT:

GREG SHRON
CENTER CREEK HOMES
421 A N. 33RD STREET
RICHMOND, VA 23221

SHEET NAME:
TYPICAL BUILDING PLANS - UNIT C

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SHEET NUMBER:

A 2.4

FOR REVIEW | NOT FOR CONSTRUCTION



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**
☐ **special use permit, plan amendment**
☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 3923 Grove Avenue Date: _____

Tax Map #: W000-1772/020 Fee: \$300

Total area of affected site in acres: 0.8

(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Lot division and construction of 16 new attached single-family dwellings

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: CCROF2 HOLDINGS LLC

If Business Entity, name and title of authorized signee: _____

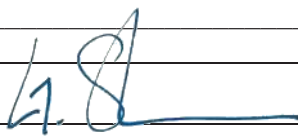
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 421 N 33rd Street

City: Richmond State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

July 23rd, 2024

Revised: April 24, 2025

Special Use Permit Request

3923 Grove Avenue, Richmond, Virginia

Map Reference Number: W000-1772/020

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 3923 Grove Avenue (the "Property"). The SUP would authorize the construction of sixteen (16) single-family attached dwellings. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Grove Avenue between Reveille Street and Malvern Avenue. The Property is approximately 135 feet wide by 258 feet deep and contains approximately 34,825 square feet of lot area. The Property is referenced by the City Assessor as tax parcels W000-1772/020 and is currently improved with a single-family detached dwelling fronting Grove Avenue.



The properties in the immediate vicinity consist mainly of a variety of residential uses. To the immediate east and south, dwellings are primarily single-family detached dwellings. Immediately to the west, there is a large multifamily campus known as Malvern Manor which consists of over 300 dwelling units. Across Grove Avenue to the north are additional single-family detached homes and to the northeast there is a large condominium complex consisting of over 50 dwellings,

arranged as series of attached townhouse-style dwellings. Notably, to the northeast, there is a property where an SUP was approved in 2021 for a total of six three-story single-family attached dwellings. Lastly, there are a number of office and institutional uses in the vicinity as well.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the northeast, across Grove Avenue, lies a R-53 Multifamily Residential District while to the southeast, at the intersection of N Hamilton Street and Grove Avenue lies a RO-1 Residential Office District.

TRANSPORTATION

Located 0.1 miles from the Property, less than a five-minute walk, are bus stops served by the 77 Grove bus line which runs every 45 minutes and provides connection west to the University of Richmond and east to VCU, connecting with the Pulse BRT which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. This land use category suggests new development allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are considered a primary use in the Residential designation which also encourages developments that reinforce a gridded street pattern to increase connectivity. Additionally, the Property is located near the Carytown National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of sixteen (16) single-family attached dwellings on individual lots. The existing dwelling would be retained on a separate lot as well, for a total of seventeen (17) dwellings.

PURPOSE OF REQUEST

The subject Property is uncharacteristically large for the subject block with a lot depth of approximately 228 feet and an area of roughly 34,825 square feet. The parcel is currently improved with a single-family detached dwelling portions of which date back to the 18th Century. The owner is proposing to divide the Property in order to permit the construction of sixteen single-family attached dwellings. Notably, the proposed configuration would retain the existing dwelling. While the single-family detached use is permitted by the underlying zoning, the single-family attached use is not and, therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan while remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

Four new single-family attached dwellings would be located to the east of the existing dwelling with two units fronting Grove Avenue and two units fronting the rear of the site. The other twelve single-family attached dwellings would be located on the vacant portion of the site to the rear of the existing dwelling and would be configured as two series of six dwellings, with each dwelling fronting onto an interior courtyard. Access would be provided by two private streets at the eastern and western ends of the Grove frontage with the western access utilizing an existing curb cut. Each series of attached dwellings would front toward the interior of the site on a landscaped north-south linear courtyard. Parking for the single-family attached dwellings would be provided within ground floor garages accessible from the two private streets. An additional five visitor parking spaces would be provided near the western entrance to the site.

When complete, the new single-family dwellings would each be three stories in height. The homes include a variety of high-quality façade designs that incorporate architectural elements from the existing homes in the vicinity and utilize high-quality building materials. The buildings would be clad in cementitious lap siding to ensure quality and durability. The floor plans are modern and open, designed to meet the needs of families in today's market. The dwellings include several different floorplans, ranging from two bedrooms and two and one-half bathrooms to four bedrooms and three and one-half bathrooms, which will allow them to appeal to a range of homebuyers. The dwellings utilize a mix of porches and balconies to provide usable outdoor space for future owners. A central linear courtyard would provide future residents with safe pedestrian access through the site from Grove Avenue and Sterling Street. Lastly, the site would be well buffered with landscaping and small trees to address environmental and aesthetic considerations.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for single-family dwellings will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings, the proposed off-street parking, and the infrastructure improvements to Sterling Street will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population. The proposal is consistent with the Master Plan which recommends more efficient utilization of land.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

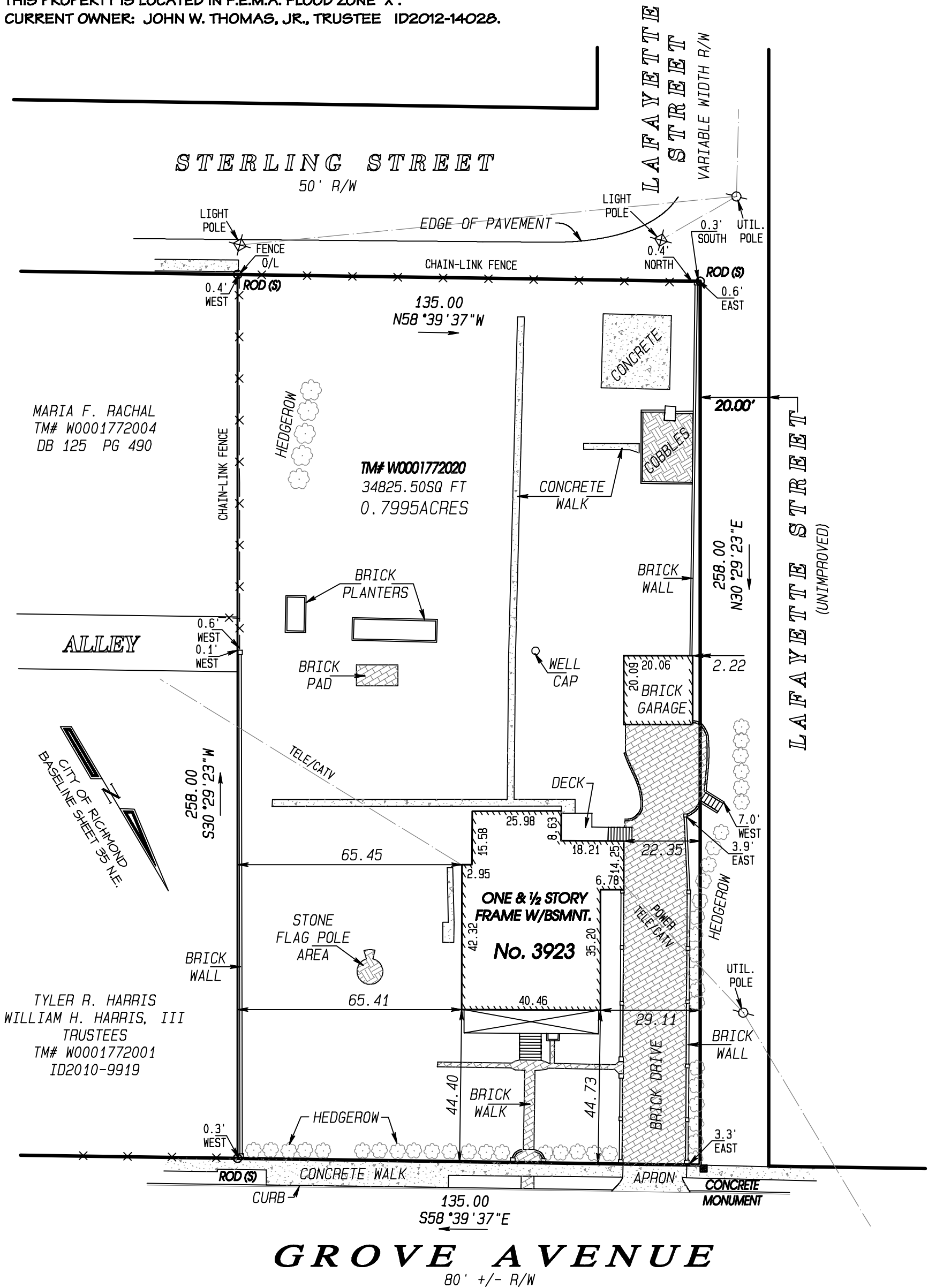
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing attached dwellings in the vicinity. Furthermore, the required setbacks adjacent to abutting properties will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

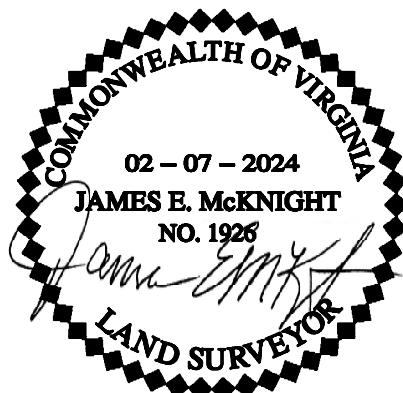
Summary

In summary we are enthusiastically seeking approval for the construction of the proposed dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use and consistency with similarly approved SUPs nearby. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued diversity in housing options within the neighborhood. Importantly, the request would retain the original structure on the property and protect it from demolition. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: JOHN W. THOMAS, JR., TRUSTEE ID2012-14028.



PLAT SHOWING IMPROVEMENTS ON No. 3923
GROVE AVENUE, IN THE CITY OF
RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON FEBRUARY 07, 2024, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'



McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 88023423



LOCATION: 3923 Grove Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 3923 Grove Avenue for the purposes of a single-family detached dwelling and 17 single-family attached dwellings, upon certain terms and conditions.

