



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-267: To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a single-family dwelling with off street parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 3, 2022

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

4704 Grove Avenue

PURPOSE

To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a single-family dwelling with off street parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposal would allow for a single-family dwelling, with off street parking, within an R-5 Single-Family Residential District. The proposed use does not meet the current lot area and width requirements within the R-5 district. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the Residential land use designation and the Major Residential Street designation of Grove Avenue.

Staff also finds that the proposed development supports Objective 15.1a which states "Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles." The proposed units are located along an existing bus transit corridor.

Staff further finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area due to the provision of one off-street parking space on the property.

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 property is located in the Colonial Place neighborhood on Grove Avenue, between Wisteria and Bunting Avenues. The property is currently a vacant 3,250 sq. ft. (.075 acre) parcel of land. The application is for a single-family dwelling with off street parking.

Proposed Use of the Property

A single-family dwelling, with off street parking.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

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 property fronts on Grove Avenue, which is designated by the master plan as a Major Residential Street. Major Residential Streets have the following characteristics:

- Carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods
- Prioritize for creating sidewalks and crosswalks
- Install street trees as a buffer between sidewalk and street
- Ideal locations for transit routes and transit stops
- Ensure low street speed by utilizing traffic calming measures

Zoning and Ordinance Conditions

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

Sec. 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 lot area is 3,267 square feet. The proposed lot width is 25 feet.

This special use permit is conditioned on the following special terms and conditions:

- (a) The Special Use of the Property shall be as a single-family dwelling with off-street parking, substantially as shown on the Plans.
 - (b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
 - (c) All building elevations and site improvements shall be substantially as shown on the Plans.
 - (d) No less than one off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.
 - (e) 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 public right-of-way.
- 4(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.

Surrounding Area

All properties on the block fronting Grove Avenue are within the R-5 Single-Family Residential District. Surrounding properties are within the R-5 Single-Family Residential District with some R-3 Single-Family Residential and R-48 Multifamily Residential to the south of the property. The surrounding land uses are primarily single family residential with some multi-family residential in the vicinity.

Neighborhood Participation

Staff notified area residents, property owners, the Westhampton Citizens Association of the proposed Special Use Permit. Staff has not received any correspondence regarding the application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734