



## CITY OF RICHMOND

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

**Ord. No. 2020-031:** To authorize the special use of the property known as 3114 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 18, 2020

---

#### **PETITIONER**

Mark Baker – Baker Development Resources

#### **LOCATION**

3114 Grayland Avenue

#### **PURPOSE**

To authorize the special use of the property known as 3114 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

3114 Grayland Avenue consists of consists of a vacant 2,280 SF (.05 acre) parcel of land, located in the Carytown neighborhood of the Near West planning district, on Grayland Avenue between South Belmont Avenue and McCloy Street.

The applicant intends to construct a single family detached dwelling on a vacant parcel that would not meet the current zoning requirements for setbacks and lot coverage. A special use permit is therefore required.

Staff finds the proposal would be infill development of like density, scale and use exhibited in the area and supported by the Master Plan, and generally consistent with the historic pattern of development in the area.

Staff 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**

3114 Grayland Avenue consists of a vacant 2,280 SF (.05 acre) parcel of land, located in the Carytown neighborhood of the Near West planning district, on Grayland Avenue between South Belmont Avenue and McCloy Street.

### **Proposed Use of the Property**

The proposed use of the property is a single-family detached dwelling served by one on-site parking space.

### **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 density of the proposed project would be approximately 20 units per acre.

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, which allows single-family detached dwellings. However, the subject property has a width of 19 feet, and the proposed dwelling would not meet the 25' front yard, 5' side yard and 35% maximum lot coverage requirements of the R-5 District.

The proposed single-family detached dwelling would have a front yard setback of 15', and side yard setbacks of 0.56' and 3'. The proposed lot coverage for the subject property is 48%. A special use permit is therefore required. The special use permit would impose conditions on the property, including:

3(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

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

(c) One off-street parking space shall be provided on the Property, 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) All building materials, elevations, setbacks, and landscaping shall be substantially as shown on the Plans.

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.

(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree along Grayland Avenue, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

**Surrounding Area**

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. Single-family residential land use predominates the area, with some two-family residential and vacant land uses present as well.

**Neighborhood Participation**

Staff notified area property owners, residents, and the Carytown South Civic Association of the application. Staff has not received any correspondence from neighboring or nearby residents in opposition to, or in support of, this application.

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