



## CITY OF RICHMOND

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

**ORD. 2019-176:** To authorize the special use of the property known as 3151 Moody Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 15, 2019

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#### **PETITIONER**

J. Mark Slack

#### **LOCATION**

3151 Moody Avenue

#### **PURPOSE**

To authorize the special use of the property known as 3151 Moody Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to construct a two-family detached dwelling on a newly created parcel of land. Such a use is not permitted in the R-5 district. The subject property is currently improved with a two-family dwelling that was authorized by the Board of Zoning Appeals. The proposed special use permit would authorize both the existing and proposed two-family dwellings.

Staff finds the proposed use would be residential infill development of like density and use in the area.

Staff finds the proposed use 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is a lot measuring 11,717 SF (0.269 acres) located at 3151 Moody Avenue, between a public gravel alley to the west and West Blake Lane to the east, in the Reedy Creek neighborhood of the Old South Planning District. The property is improved with a 2-story building

constructed in 1920, which has since been converted into a two-family dwelling.

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

In 2016, the applicant acquired the vacant house at 3151 Moody Avenue and renovated it. The applicant intends to continue this effort by subdividing the lot and building the proposed two-family dwelling. A total of four on-site parking spaces would be provided for use by the dwellings. The proposed density of the development would be approximately 15 units per acre.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property along Moody Avenue for Single-Family (Low-Density) land use. Primary uses in this category are single-family detached dwellings at up to seven units per acre.

Specifically for the Old South District, the Master Plan states "most of what currently exists is correct and appropriate," "residential land uses predominate and should be preserved", and "in most areas, infill development of like density and use is appropriate" (p. 274).

### **Zoning & Ordinance Conditions**

The subject property is located within the R-5 Single-Family Residential District, which does not permit the proposed use.

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

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

(b) Four parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall be substantially as shown on the Plans and shall not exceed an overall height of 33 feet.

(d) All building materials and elevations 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 on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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 surrounding properties are also located in the R-5 District. Residential land use predominates the area, consisting of single-family, two-family and some multi-family dwellings. Some non-residential uses are present along Midlothian Turnpike to the south.

**Neighborhood Participation**

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

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