



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-244: To amend Ord. No. 2004-123-89, adopted May 10, 2004, as previously amended by Ord. No. 95-196-197, adopted July 24, 1995, and Ord. No. 2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 4, 2024

PETITIONER

Baker Development Resources

LOCATION

5007-5009 Grove Avenue

PURPOSE

The applicant seeks to amend Ordinance 2004-123-89, which authorized an eight-unit condominium, to permit the expansion of the dwelling unit at 5007-A Grove Avenue. Originally authorized by Ordinance 87-227-206 and later amended, the applicant now proposes a one-story addition to this unit. Since this addition deviates from the approved plans, a Special Use Permit amendment is required.

RECOMMENDATION

Staff finds that the proposed development would be consistent with the historic pattern of development in the neighborhood and with the recommendations of the Richmond 300 master plan. The recommended land use recommendation calls for Residential uses for the property and surrounding neighborhood. Small multi-family dwellings are listed as an appropriate secondary use in this designation.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed special 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 Amended Special Use Permit.

FINDINGS OF FACT

Site Description

The subject property is located on the south side of Grove Avenue between Lexington Road and Oak Lane. A special use authorized under Ord. No. 87-227-205 permitted the construction of two buildings each containing four two-story attached dwellings. This ordinance was amended in 1995 to authorize a one-story addition to one of the other units. The proposed amendment will also authorize a one-story addition.

Proposed Use of the Property

Construct a one-story addition on unit 5007-A Grove Avenue.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses, which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: 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.

Ground Floor: Not applicable.

Mobility: 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 street.

Zoning and Ordinance Conditions

Zoning Administration recommended approval with the following comments:

Seeking amendment to Ordinance No. 87-227-206, which was subsequently amended twice; first by Ordinance No. 95-196-197, adopted by the City Council on July 24, 1995 ("1995 SUPA") and second by Ordinance No. 2004-123-89 for the construction of additions to two other townhouses approved under the original SUP ordinance. This amendment request is to construct a single-story addition onto the existing subject Townhouse. All other aspects of the previously amended special use permit will be retained.

If approved, the new ordinance would be amended to incorporate the new plans provided this application. All previous conditions would remain the same.

Surrounding Area

Properties to the north, south, and east are zoned R-5 Single-Family Residential. Properties to the west are zoned R-1 Single-Family Residential.

Neighborhood Participation

The property is located within the territory of the Stonewall Court Civic Association and the Westhampton Citizens Association, and both associations have been notified as well as area residents and property owners.

Staff Contact: David Watson, Planner, PDR, Land Use Administration, 804-646-1036