

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-102

As Amended

To authorize the special use of the property known as 3415 Crenshaw Mews Alley for the purpose of up to thirteen attached garages, upon certain terms and conditions, and to repeal Ord. No. 2021-325, adopted Dec. 13, 2021, and all amendatory ordinances thereto.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 3415 Crenshaw Mews Alley, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to thirteen attached garages, which use, among other things, is not currently allowed by section 30-610.3, concerning alley frontage for accessory buildings, structures or uses, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create 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 3415 Crenshaw Mews Alley and identified as Tax Parcel No. W000-1596/050 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Division of No. 3415 A Floyd Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 2, 2025, and last revised December 15, 2025, is hereby permitted to be used for the purpose of up to thirteen attached garages, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Division of No. 3415 A Floyd Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 2, 2025, and last revised December 15, 2025, “Crenshaw,” prepared by Computerized Building Services Inc., and dated December 8, 2025, and “The Garages at Crenshaw Mews,” prepared by Brad Groome, and dated December 16, 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 up to thirteen attached garages, substantially as shown on the Plans.

(b) ~~[The permitted principal use]~~ Use of the garages shall be ~~[permitted]~~ accessory to ~~[be]~~ any principal use situated within the same entire block as the Property or any residential use situated outside the same entire block as the Property.

(c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 5 of the Code of the City of Richmond (2020), as amended.

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

§ 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, the installation of gravel within the right-of-way of Crenshaw Alley, 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 such 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. **Repeal of Prior Ordinances.** That Ordinance No. 2021-325, adopted December 13, 2021, and all amendatory ordinances thereto, be and are hereby repealed.

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



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 8, 2026

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: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize the special use of the property known as 3415 Crenshaw Mews Alley for the purpose of up to thirteen attached garages, upon certain terms and conditions, and to repeal Ord. No. 2021-325, adopted Dec. 13, 2021, and all amendatory ordinances thereto.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to allow for an thirteen attached garages, within an R-6 Single-Family Attached Residential District, to be rented by individuals who reside outside of the same entire block as the Property. A Special Use Permit is therefore required.

BACKGROUND: The properties are in the Museum District neighborhood situated between Floyd and Ellwood Avenues. The property is currently vacant totaling 9,147 sq. ft. (.21 acres). The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 82)

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties to the north, east, and south are located within the same R-6 District. To the west, the properties are primarily RO-2, Residential Office District.

COMMUNITY ENGAGEMENT: The Museum District Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 23, 2026

CITY COUNCIL PUBLIC HEARING DATE: March 23, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, March 17, 2026

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, Survey, Map

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



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street, Richmond VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Alessandro Ragazzi EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: _____

3415 Crenshaw Mews

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: CRENSHAW MEWS LLC

PROPERTY OWNER ADDRESS: 2711 Buford Rd #331 N Chesterfield, Va 23235

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804-304-1549

Property Owner Signature: [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.

APPLICANT'S REPORT

October 8, 2025

Special Use Permit Request

3415 Crenshaw Mews Alley, Richmond, Virginia

Map Reference Number: W000-1596/050

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

530 East Main Street, Suite 600

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 3415 Crenshaw Mews Alley (the "Property"). The SUP would authorize the accessory use of the Property for garages which could serve individuals residing outside of the same block as the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located in the center of the block bounded by Floyd Avenue to the north, N Crenshaw Avenue to the east, Ellwood Avenue to the south, and S Nansemond Street to the west. The Property is referenced by the City Assessor as tax parcel W000-1596/050 and contains approximately 9,270 square feet of lot area which is currently improved with a surface parking lot and a brick garage structure. The Property is relatively flat and is bounded on three sides by alleys which afford access to S Nansemond Street and N Crenshaw Avenue.



The properties in the immediate vicinity are developed with single- and two-family dwellings. These dwellings consist of both attached and detached dwellings and consist of a range of forms. Some properties in the surrounding block contain office uses and further west is a large commercial development.

EXISTING ZONING

The Property and those within the block are zoned R-6 Single-Family Attached Residential District. To the west, there are properties zoned R-48 Multifamily Residential District and further to the south are properties zoned UB Urban Business District. Across Nansemond Street, to the west, are several properties zoned RO-2 Residential Office District and B-3 General Business District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Neighborhood Mixed-Use”. This future land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential” and recommends single-family dwellings as a primary use to be developed in a manner which “feature[s] a variety of building types that are close to one another and create a unified street wall.” Additionally, “parking areas should be located to the rear of street-facing buildings.” Notably, the Property is also located in the Carytown Regional/National Node.

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 129 (Equitable Transportation Chapter) Objective 9.6 to “implement parking strategies that effectively manage supply and demand of parking...”
 - i. Encourage property owners to consider shared parking spaces.
- 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.”

Proposal

PROJECT SUMMARY

The proposed SUP would authorize the construction of thirteen new attached garages which could serve individuals who reside outside of the same entire block as the Property.

PURPOSE OF REQUEST

The Property is roughly 180 feet wide, 52 feet deep, and contains approximately 9,270 square feet of lot area. The Property is currently improved with surface parking and a singular garage structure. The owner is proposing to remove the existing structure and construct thirteen new attached garages, configured as three separate buildings on the Property. A specific area of existing parking located on the Property, which is subject to an easement benefiting a commercial office property on the block will not be disturbed. While the proposed garages could potentially all be utilized by right, Sec. 30-610.3 of the Zoning Ordinance allows these uses on lots with alley frontage provided they are accessory to principal uses (typically dwellings) within the same block. To fully and efficiently utilize the garages, the owner is requesting that these uses could serve individuals residing outside the subject block. Therefore, a SUP is required.

PROJECT DETAILS

When complete, the new garages would provide nineteen potential parking spaces, including a mix of one car and two car bays. The Property would be subdivided so that each garage would be located on a single lot of record. This would allow the opportunity for individuals to buy garages in a fee simple transaction. When complete, the garages would be one story and built with quality materials to ensure durability. Nine garages would be accessible from Ellwood Alley and four from Crenshaw Mews Alley.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 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. In fact, the proposal provides parking that would be available to individuals residing within the block or nearby, thereby decreasing the on-street parking demand.

- ***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 overcrowd the land or create an undue concentration of population.

- ***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. No changes are proposed to the built structures. As a result, this request 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 utilization of the garages to individuals residing not only within but also beyond the subject block. The accessory use supports the Richmond 300 Master Plan's land use goals of locating parking to the rear of street-facing buildings and the quality assurances inherent in the SUP process guarantee higher quality development than my otherwise occur by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-2-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

NOTE:
ALL APRONS TO
BE BUILT WITHIN
PARCEL BY 0.17'
(2 INCHES)

APPRON
SIZE (TYP)

2.17' X 18'

BLDG. 1.93'

26.34'

38.94'

2.17' X 12'

BLDG. 0.03'

135.83' TO
N. NANEMOND
AVE.

20' ±

80.0'

41.06'

100.0'

22.4' ±

100.0' TO
N. CRENSHAW
AVE.

BLDG. 1.90'

51.50'

15' ±

BLDG. 0.53'

2.60'

2.60'

2.60'

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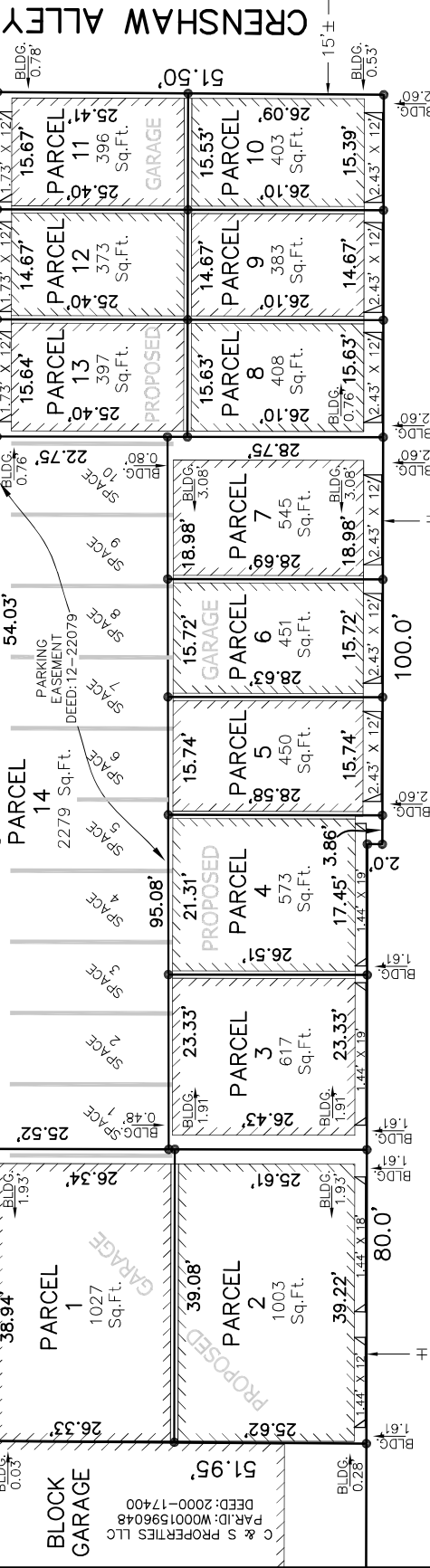
2.60'

OWNER:
CRENSHAW MEWS LLC
PAR.ID: W0001596050
DEED: 2023-362

CRENSHAW MEWS ALLEY

CRENSHAW ALLEY

Note: Crenshaw
Alley to be
improved with
gravel



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 12-15-2025
DATE: 10-2-2025
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'
JOB NO. 230815910

Note: Stormwater calculations to be provided at Site Plan Submittal.
An RESMP permit is required at time of building permit filing.

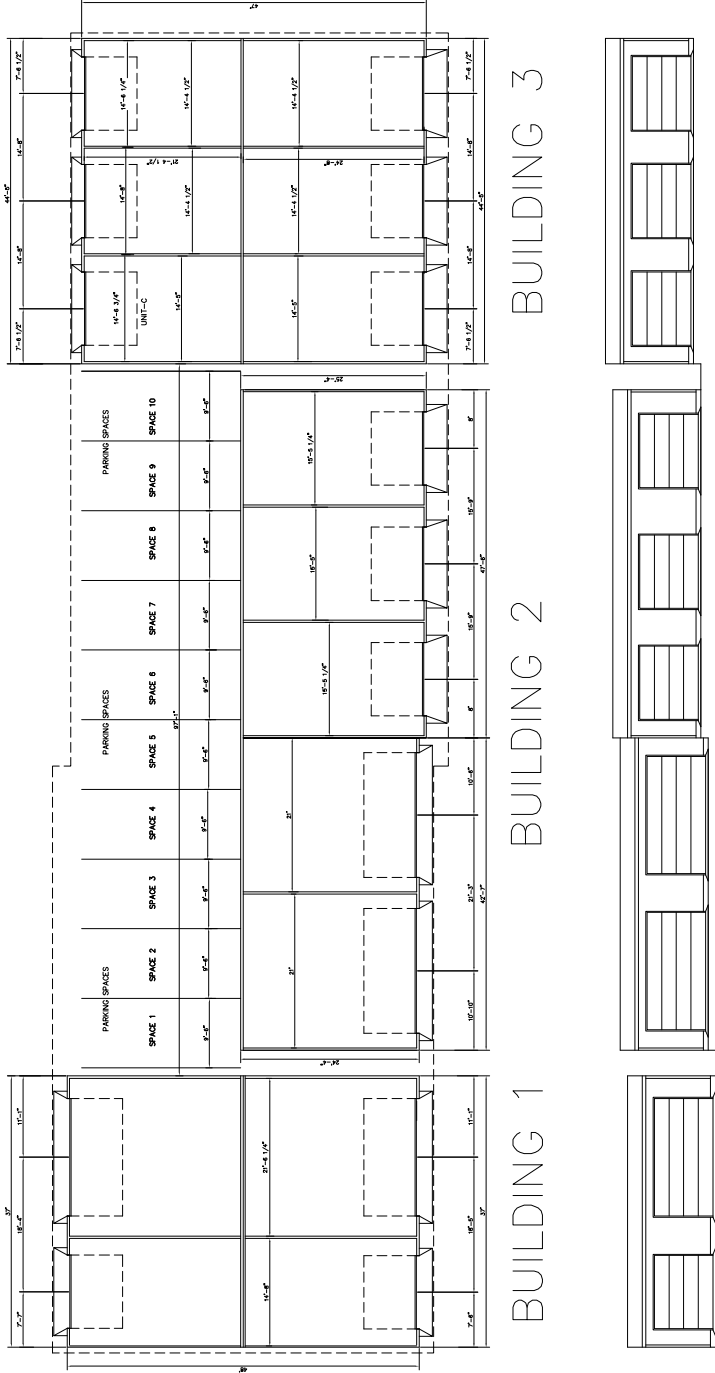
GRAPHIC SCALE



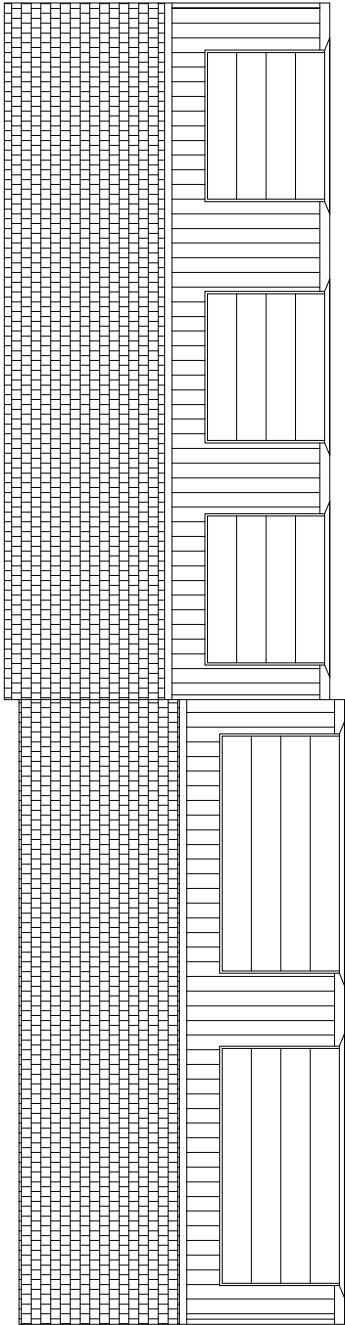
(IN FEET)
1 inch = 15 ft.



Note: Garage aprons will not extend into Public Right-of-Way

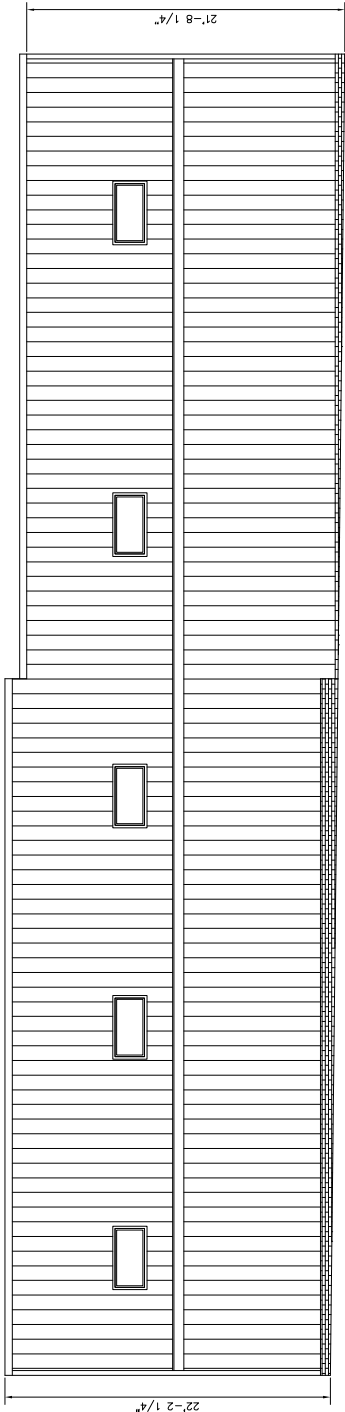


FIRST FLOOR PLAN SCALE: 1/8"=1'



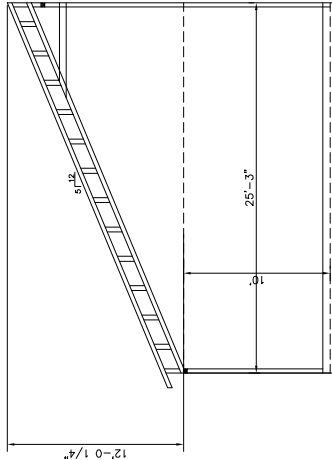
FRONT ELEVATION

SCALE: 1/4"=1'



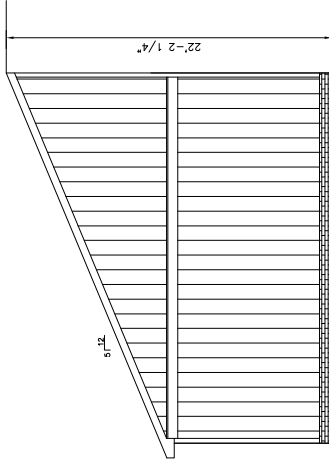
REAR ELEVATION

SCALE: 1/4"=1'



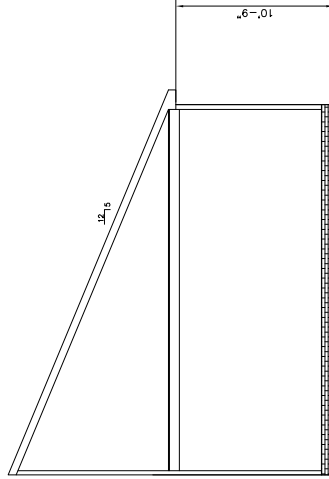
RIGHT SECTION

SCALE: 1/4"=1'



RIGHT ELEVATION

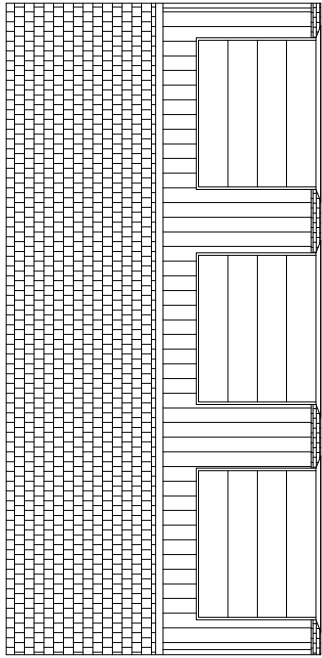
SCALE: 1/4"=1'



LEFT ELEVATION

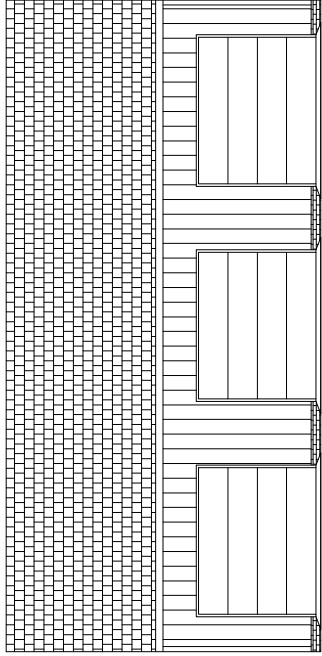
SCALE: 1/4"=1'

BUILDING 2



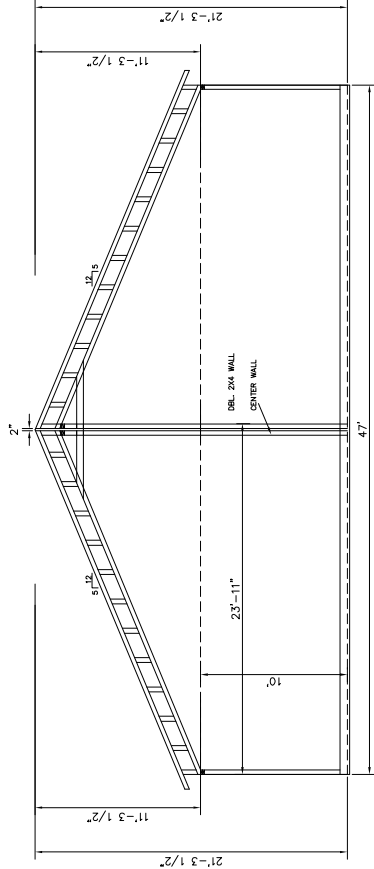
REAR ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

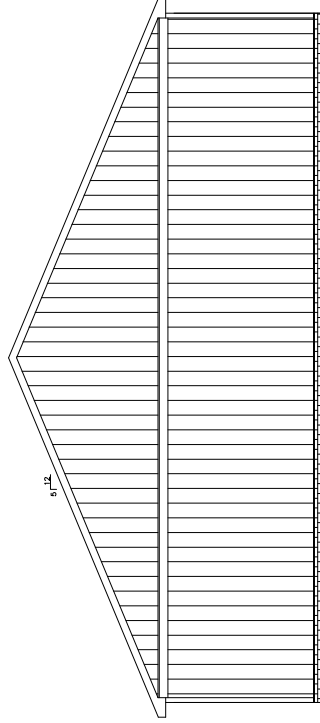
SCALE: 1/4"=1'



RIGHT SECTION

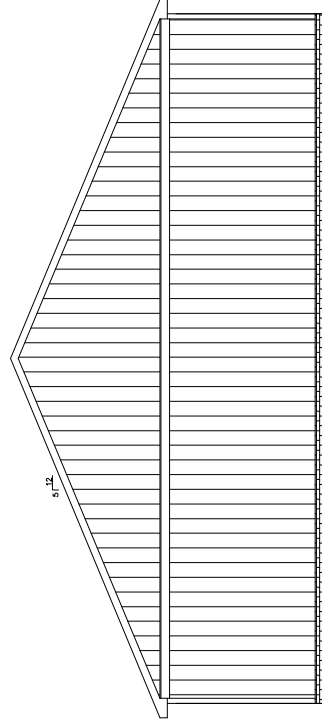
SCALE: 1/4"=1'

BUILDING 3



RIGHT ELEVATION

SCALE: 1/4"=1'



LEFT ELEVATION

SCALE: 1/4"=1'

CRENSHAW

COMPUTERIZED BUILDING SERVICES INC.
2276 WHARF RD.
TAPPAHANNOCK, VA. 22560
(804) 566-7242

REVISIONS

The Garages At Crenshaw Mews

Exterior Selections



Siding: Painted Hardie Plank Board and Batten
(SW6258 *Tricorn Black*)

Sofit: Black Vinyl

Windows: Black Vinyl Transom Fixed Windows

Gutter: Aluminum Black/Dark Bronze



Roofing:
30 year Dimensional
Shingle (*Moire Black*)



Lighting:
Exterior Down Lighting
(*Matte Black*)



Foundation: Brick
(*Bessemer Gray*)



Garage Doors: Amarr Lincoln
Long Panel Aluminum door
(*Pre-finished Black*)

The Garages At Crenshaw Mews

Exterior Renderings





**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

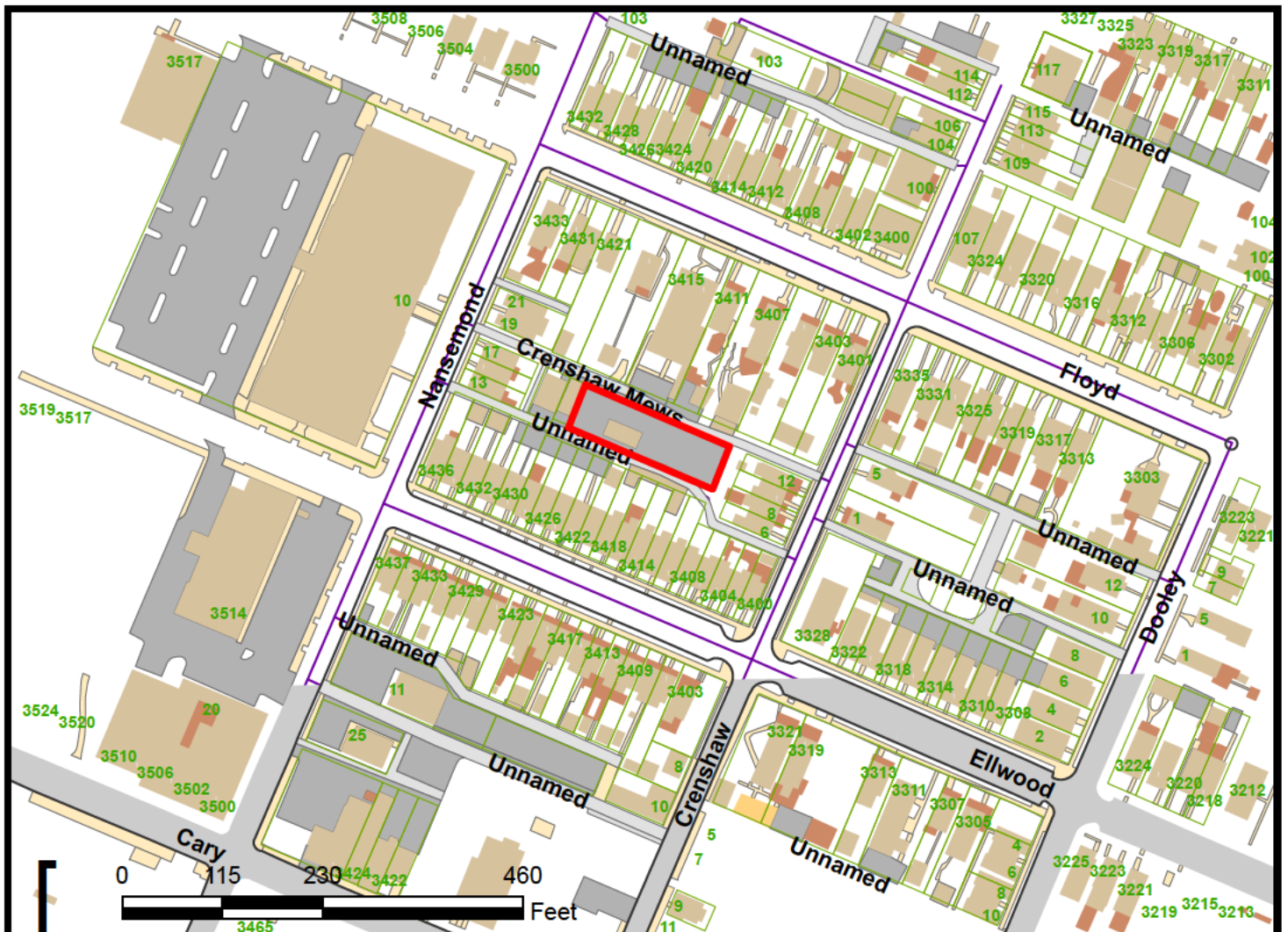
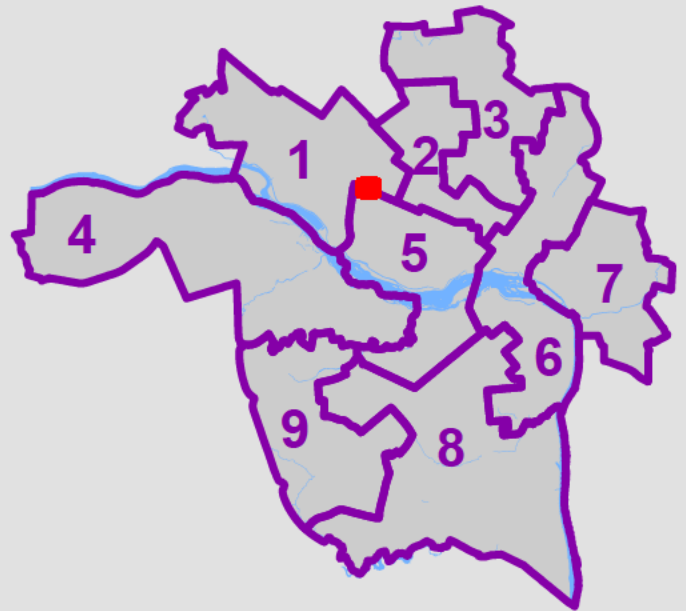
LOCATION: 3415 Crenshaw Mews Alley

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 3415 Crenshaw Mews Alley for the purpose of up to thirteen attached garages, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*



MOTION

To amend Ord. No. 2026-102, which authorizes the special use of the property known as 3415 Crenshaw Mews Alley for the purpose of up to thirteen attached garages, upon certain terms and conditions, and repeals Ord. No. 2021-325, adopted Dec. 13, 2021, and all amendatory ordinances thereto, to modify certain terms and conditions.