



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-207: To authorize the special use of the properties known as 3114 Groveland Avenue and 3119 Veranda Avenue for the purpose of three single-family dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: August 16, 2021

PETITIONER

Mark Baker, Baker Development Resources

LOCATION

3114 Groveland Avenue and 3119 Veranda Avenue

PURPOSE

To authorize the special use of the properties known as 3114 Groveland Avenue and 3119 Veranda Avenue for the purpose of three single-family dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to split the lot with an address of 3114 Groveland Avenue and construct single family detached dwellings on each of the three resulting lots. The proposed new lots do not meet the lot area requirement of the R-5 Single Family Residential District, and the proposed improvements on all lots do not meet the yard, lot coverage and parking requirements of the R-5 Single Family Residential District. A special use permit is therefore required.

Staff finds that the proposed dwellings are consistent with the recommendations of Richmond 300. The recommended land use is Residential. The proposed single family dwellings are primary uses recommended in the Residential land use category. The existing block has both through lots and lots that front only on one of the two streets. The proposed lot split of 3114 Groveland Avenue is consistent with the original configuration of the lot, as well as other lots within the block and neighborhood.

The property with an address of 3119 Veranda Avenue is a legal lot of record and buildable. The special use permit is only necessary for this lot in order to reduce the front yard requirement in order to align the two proposed dwellings on Veranda Avenue.

Objective 4.1 of Richmond 300 is to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the city.” Staff feels that the infill of quality single-family housing with full-length covered front porches and cementitious exteriors, on the reestablishment of a lot layout similar to its original configuration help to meet this objective.

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.

FINDINGS OF FACT

Site Description

The subject properties consist of a total of 6,180 square feet, or 0.14 acres, and are located within the Highland Terrace neighborhood.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of three single-family detached dwellings, each on its own lot.

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a neighborhood consisting 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.

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 from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General residential density of 2 to 10 housing units per acre.

Zoning and Ordinance Conditions

The Property is currently located within the R-5 Single-Family Residential District. The proposed new lots do not meet the lot area requirement of the R-5 Single Family Residential District, and the proposed improvements on all lots do not meet the yard, lot coverage and parking requirements of the R-5 Single Family Residential District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

- (a) The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed what is permitted in the underlying zoning district.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. A different siding color shall be used for each dwelling.
- (d) No parking shall be required for the Special Use.
- (e) All mechanical equipment serving the Property shall be located on screened so as not to be visible from any public right-of-way.
- (f) Prior to the issuance of any certificate of occupancy for 3114 Groveland Avenue, the subdivision of 3114 Groveland Avenue into two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary 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.

Surrounding Area

The subject property and all surrounding properties are located in the R-5 Single-Family Residential District.

Single family residential uses surround the subject property.

Neighborhood Participation

Staff notified area residents and property owners. There are no applicable civic associations for the property. Staff has not received any letters of support or opposition.

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