



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020.019: To authorize the special use of the properties known as 3019 Grayland Avenue and 3021 Grayland Avenue for the purpose of two single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

3019 and 3021 Grayland Avenue

PURPOSE

To authorize the special use of the properties known as 3019 Grayland Avenue and 3021 Grayland Avenue for the purpose of two single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant intends to construct one single-family detached and two single-family attached dwellings on two adjacent parcels that would not meet the current R-5 Single-Family Residential zoning requirements for side and front yard setbacks, lot area, lot width, and lot coverage. Single-family attached dwellings are also not permitted in the R-5 District. 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.

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

3019 Grayland Avenue consists of one vacant 2,400 SF (.05 acre) parcel. 3021 Grayland Avenue consists of a 7,200 SF (.17 acre) parcel of land improved with a single-family detached dwelling constructed in 1918, per tax assessment records. The properties are located on Grayland Ave, between South Belmont Avenue and South Sheppard Street, in the Carytown neighborhood of the Near West planning district.

Proposed Use of the Property

One existing single-family detached dwelling and one newly constructed single-family detached and two newly constructed single-family attached dwellings, served by four off-street parking spaces.

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 is approximately 18 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 on lots of not less than 6,000 SF in area with a width of not less than 50', a front yard with a depth of not less than 25', side yards of not less than 5' in width, and lot coverage of no more than 35%.

The proposed single-family detached dwelling would be located on a parcel of 2,400 SF with a lot width of 20'. The front yard setback would be 20' and the side yard setbacks would be 3'2" and 1'1"; lot coverage would be 50.5%.

The proposed single-family attached dwellings would be located on parcels of 2,190 SF with a combined lot width of 36'6". The front yard setbacks would be 20' and the side yard setbacks would be 3'2"; lot coverage would be 53%.

A special use permit is therefore required.

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

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

(b) No fewer than four off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, four lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by 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.

(e) The Owner shall make improvements within the right-of-way, including replacing any missing or damaged sidewalk 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

Properties on the 3000 Block of Grayland Avenue are of similar sized houses and lots. Single-family attached and detached residential land uses dominate the area, with some two-family and multi-family residential, vacant, open space, and office land uses present as well. All surrounding properties are within the same R-5 District as the subject property.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making above the Area Median Income (AMI)*

(U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates)

**(VHDA.com - For fee simple units with 20% down payment at 4% interest. Does not include taxes and private mortgage insurance costs)*

Neighborhood Participation

The City's Land Use Administration has received notice from the Carytown South Civic Association that a position of no opposition for this application was agreed upon.

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