



## CITY OF RICHMOND

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

**Ord. No. 2020-046:** To rezone the property known as 2925 Garland Avenue from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District to the R-6 Single-Family Attached Residential District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 4, 2020

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#### **PETITIONER**

Ampak Properties, LLC

#### **LOCATION**

2925 Garland Avenue

#### **PURPOSE**

To rezone the property known as 2925 Garland Avenue from the UB Urban Business District and the PE-7 Brookland Park Boulevard / North Avenue Parking Exempt Parking Overlay District to the R-6 Single-Family Attached Residential District.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting to rezone a 0.11 acre parcel from the UB-PE7 District to the R-6 Single-Family Attached Residential District in order to develop the property with a residential dwelling consistent with the residential zoning of the surrounding properties in the neighborhood to the west and south.

Staff finds the proposed zoning district to be appropriate for the property. The proposed rezoning of property would enable permitted uses that are consistent with the Master Plan recommendation and with the existing single-family dwellings adjacent on both sides of the subject property.

Therefore, staff recommends approval of this rezoning request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is a vacant 0.11 acre parcel located in the North Barton Heights neighborhood of the North Planning District. It is near the intersection of West Brookland Park Boulevard and Garland Avenue, within a large residential neighborhood adjacent to the commercial corridor along West Brookland Park Boulevard.

## **Proposed Use of Property**

The proposed rezoning will allow development of the property as a single-family dwelling, consistent with the zoning and development standards of the neighborhood in which it is located.

## **Master Plan**

The Master Plan calls for single-family medium density land uses for the property. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 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-5A, R-6 and R-7. A single-family dwelling constructed on the property would have a density of approximately 9 units per acre.

## **Zoning and Ordinance Conditions**

Single-family dwellings are a permitted use in the R-6 Single-Family Attached residential district on lots of not less than 5,000 square feet in area with a width of not less than 50 feet. The subject property is 4,725 square feet in area and is 35 feet in width. Because the parcel previously contained a single-family dwelling before the structure was razed in 2012, a new single-family dwelling can be built on the property provided all yard setbacks are met.

Required yard setbacks are as follows in the R-6 District:

- a. *Front yard.* There shall be a front yard with a depth of not less than 15 feet
- b. *Side yards.* There shall be side yards of not less than five feet in width
- c. *Rear yard.* There shall be a rear yard with a depth of not less than five feet

One parking off-street parking space would also be required, as well as a maximum height of 35 feet.

## **Surrounding Area**

The subject property abuts residential dwellings to the north and south. The property to the north, like the property adjacent to the east, is located in the UB-PE7 District. Properties to the south and west contain single-family detached dwellings, and some two-family detached dwellings, and are located in the R-6 Single-Family Attached Residential District.

## **Neighborhood Participation**

Staff notified the Battery Park Civic Association and adjacent residents and property owners. No letters of support or opposition have been received.

## **Staff Contact**

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