



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2018-247, **Version:** 1

To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

O & R Request

DATE: August 9, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3028 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

REASON: The proposed development to divide the existing parcel into two new parcels and construct a new single-family dwelling would not meet the lot area, lot width, and side-yard setback requirements of the R-5 Single Family Residential District. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 6,240 SF (0.14 acre) parcel of land currently improved with an existing, one-story, single-family dwelling and is located in the Carytown neighborhood of the Near

West planning district on Grayland Avenue near its intersection with South Belmont Avenue .

If approved, the existing and proposed dwellings would be located on lots that are 26' in width and 120' in length totaling 3,120 SF in area. The proposed density of the development would be approximately 14 units per acre. Overall, the proposal is generally consistent with the pattern of development found along Grayland Avenue.

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...[and] includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133).

The Master Plan also states for the Near West Planning District that "infill development of like density, scale and use is appropriate" (p. 230).

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. The R-5 standards require a minimum lot width of 50' and minimum lot area of 6,000 SF. The proposed development has lot areas of 3,120 SF and lot widths of 26 feet. While there exists a few parcels that are close to the 50' requirement, a majority of parcels within the area do not meet lot width, area, or set-back requirements.

Single-family residential land use predominates the area, with some two-family and multi-family residential and vacant land uses present as well.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 10, 2018

CITY COUNCIL PUBLIC HEARING DATE: October 8, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 1, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

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

PDR O&R No. 18-47

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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