



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2017-194, **Version:** 1

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To authorize the special use of the property known as 3138 Grayland Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

### O & R Request

**DATE:** August 16, 2017

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Levar M. Stoney, Mayor (Patron: Mayor, by request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** Special use permit for a development containing two single-family detached dwellings at 3138 Grayland Avenue.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3138 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 and width 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 2, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 5,100 SF (0.117 acre) parcel of land currently improved with an existing, two-story, single-family dwelling and is located in the Carytown neighborhood of the Near West planning district.

If approved, the existing dwelling would be located on a lot that is 22' in width and 2,640 SF in area, and the proposed two-story dwelling would be located on a lot that is 20.5' in width and 2,460 SF in area. The proposed density of the development would be 17 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.

Single-family residential land use predominates the area, with some two-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 11, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** October 9, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 2, 2017

**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. 17-24*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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