



700 North 31st Street – Special Use Permit



N. 30th St.

M St.

N. 31st St.

N St.

Church Hill
North
Neighborhood

East
Planning
District

N. 32nd St.



Purpose and Summary

To authorize the special use of the property known as 700 North 31st Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions.

The subject property consists of a parcel totaling 9,866 SF, or .23 acres, of land. The property is a part of the Church Hill North neighborhood in the East Planning District. The property is located in the R-6 Single-Family Attached Residential Zoning District, which permits single-family attached dwellings. However, the proposal would not meet the minimum lot area, front yard, lot coverage, and off-street parking requirements of the Zoning Ordinance. A special use permit is therefore required.



Chris Wolf Architecture, PLLC



Master Plan: Single Family Medium Density- SF-MD



Single Family
Medium
Density

Church Hill
Neighborhood
North

East
Planning
District

Mixed Use
Residential

N. 30th St.

N. 31st St.

N. 32nd St.

N St.

M St.

700
(4 Addresses)

701
(3 Addresses)

3108
(2 Addresses)

700
(2 Addresses)

710
(4 Addresses)

2917
(5 Addresses)

620
(2 Addresses)

714
(2 Addresses)

601 1/2
601 1/4

608 1/2

623

709



Master Plan Recommendations: Single Family Medium Density

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density (SF-MD). 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. The density of the proposed project is approximately 26 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).





Current Zoning: R-6 Single-Family Attached Residential

Church Hill North

The six single family attached dwellings would be located on lots approximately 1,647 SF in area. The R-6 minimum lot size for single-family attached dwellings is 2,200 SF. The front yards are proposed to be approximately 10 feet. The front yard requirements for single family attached dwellings within R-6 is 15 feet. The units are proposed to cover approximately 58% of the lot. The Lot coverages for the R-6 shall not exceed 55% of the lot. The R-6 zone requires one off street parking space per dwelling. Due to the configuration of the dwellings on the proposed lots, no on-site parking would be provided for the development.





Zoning and Ordinance Conditions

This special use permit is conditioned on the following special terms and conditions:

3(a) The Special Use of the Property shall be as up to **six single-family attached dwellings**, substantially as shown on the Plans.

(b) All mechanical equipment serving the Property **shall be located or screened** so as not to be visible from any public right-of-way.

(c) **No off-street parking** shall be required for the Special Use.

(d) Prior to the issuance of any certificate of occupancy for the Special Use, **six 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.

(e) The height of the Special Use shall not exceed the height shown on the Plans.

(f) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

4(e) The Owner shall make improvements within the public right-of-way, including installation of a new ramp at the intersection of M Street and North 31st Street.






Surrounding Area

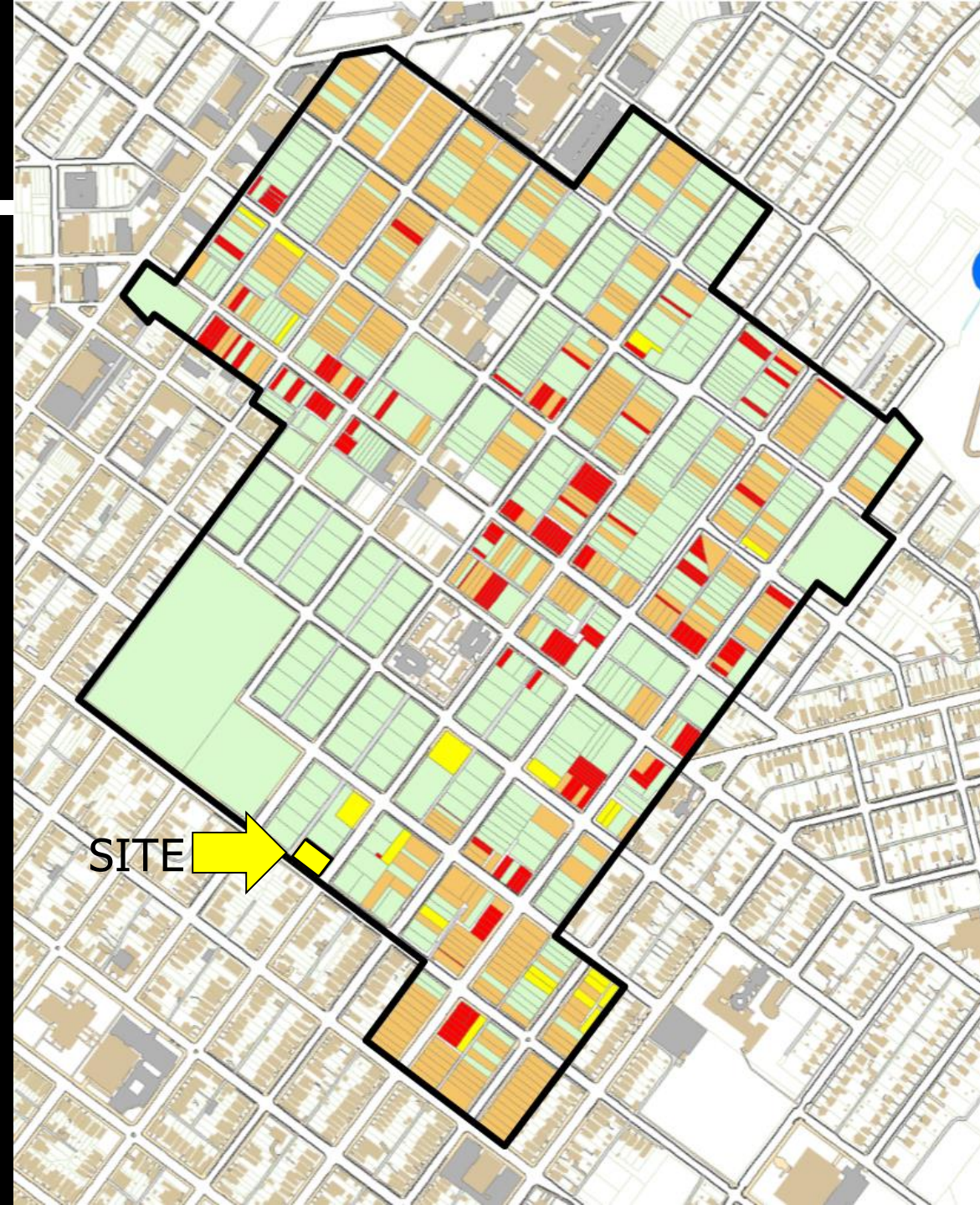
The current zoning for the subject property and properties to the east, north, and west, is R-6 Single Family Attached Residential. Properties to the south are zoned R-63 Multi-family Urban Residential. Residential (single-, two-, and multi-family) land use predominates the area, with some institutional and utility land uses present as well. The subject property is among a cluster of suburban ranch-style homes on larger lots that were constructed, relatively recently, during the 1980s. The majority of dwellings within the area are older dwellings located on small lots that are currently not compliant with one or more of the requirements under the R-6 District. The lot size and setbacks proposed in the new development are common and evenly distributed within this portion of the Church Hill North neighborhood.





Pattern of Development Context

-  Lot Size Less Than 2,200 Square Feet.
-  Front Yard Setback < 15 Feet.
-  Lot Coverage > 50%





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 at or below the Area Median Income (AMI)*

(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)

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



Staff Recommendations

Staff finds the creation of six new lots on the existing parcel will be generally consistent with the historic pattern of development throughout the area and would contribute to the ongoing revitalization of the area. The overall massing and density of the project is similar to many dwellings in the neighborhood, as recommended by the Master Plan.

Staff finds that the subject property is a corner parcel which would utilize on-street parking along M Street and North 31st Street.

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.



Neighborhood Participation

Staff has received letters of support from the Church Hill Central Civic Association, the Church Hill Association, and individual residents, as well as a letter of opposition from a nearby property owner for this application.

