



## CITY OF RICHMOND

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

**Ord. No. 2014-133:** To authorize the use of the property known as 3126 N Street for a parking area, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 16, 2014

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#### **PETITIONER**

Chris Whiting  
Church Hill Activities and Tutoring  
601 North 31<sup>st</sup> Street  
Richmond, Virginia 23223

#### **LOCATION**

3126 N Street

#### **PURPOSE**

To authorize the use of the property known as 3126 N Street for a parking area, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is a 26,582 square foot corner lot, which is situated on the northeast side of the intersection of N and North 31<sup>st</sup> Streets. Situated on the property is a 71 space parking area that currently serves the Thirty First Street Baptist Church. The applicant proposes to provide parking for the proposed school located across the intersection at 3015 N Street. The subject property is located in the R-6 Single-Family Attached Residential zoning district, which only allows parking areas as an accessory use serving principal permitted uses. The parking area currently serves a church use that is located on the adjacent property. The applicant would like the parking area to serve a proposed school located across the intersection from the parking area. The parking area serving a use not located on the subject property constitutes the parking area as a principal use, which is not permitted in the R-6 zoning district. Therefore, the applicant has requested a special use permit.

The existing R-6 district requires a parking ratio of 3 parking spaces per classroom for a school use. The proposed school at 3015 N Street proposes 5 classrooms and therefore will require a total of 15 parking spaces. The proposed special use permit would allow for those 15 parking spaces to be located at 3126 N Street.

The City of Richmond's Master Plan designates the subject property at the intersection of N and North 31<sup>st</sup> Streets for Single Family Medium Density Area. The Plan describes the Single Family Medium Density Area as "primary uses are single-family and two-family dwellings, both

detached and attached, at densities of 8 to 20 units per acre. Include residential support uses such as schools, places of worship, neighborhood parks and recreational facilities, and limited public and semi-public uses.” (Page 133)

Staff finds that allowing the existing parking area to serve a neighboring use meets the recommendations of the master plan and would be an efficient use of existing resources. Staff further finds that the City Charter conditions relative to the granting of special use permits have been met. Therefore, staff recommends approval of the special use permit request.

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## **FINDINGS OF FACT**

### **Proposed Use of the Property**

The applicant proposes to provide parking for adjacent proposed school located across the intersection at 3015 N Street. The subject property is located in the R-6 Single-Family Attached Residential zoning district, which only allows parking areas as an accessory use serving principal permitted uses. The parking area currently serves a church use that is located on the adjacent property. The applicant would like the parking area to serve a proposed school located across the intersection from the subject parking area. The parking area serving a use not located on the subject property constitutes the parking area as a principal use, which is not permitted in the R-6 zoning district.

### **Site Description**

The subject property is a 26,582 square foot corner lot, which is situated on the northeast side of the intersection of N and North 31<sup>st</sup> Streets. Situated on the property is 71 space parking area that currently serves the Thirty First Street Baptist Church.

### **Master Plan**

The City of Richmond’s Master Plan designates the subject property at the intersection of N and North 31<sup>st</sup> Streets for Single Family Medium Density Area. The Plan describes the Single Family Medium Density Area as “primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Include residential support uses such as schools, places of worship, neighborhood parks and recreational facilities, and limited public and semi-public uses.” (Page 133)

### **Zoning and Ordinance Conditions**

The existing parking lot is located in R-6 Single- and Two Family Urban Residential zoning district, which only allows parking areas as an accessory use serving principal permitted uses. The parking area currently serves a church use that is located on the adjacent property. The applicant would like the parking area to serve a proposed school located across the intersection from the subject parking area. The parking area serving a use not located on the subject property constitutes the parking area as a principal use, which is not permitted in the R-6 zoning district. The existing R-6 district requires a parking ratio of 3

parking spaces per classroom for a school use. The proposed school at 3015 N Street proposes 5 classrooms and therefore will require a total of 15 parking spaces. The proposed special use permit would allow for those 15 parking spaces to be located at 3126 N Street.

**Surrounding Area**

To the north of the subject property is the Thirty First Street Baptist Church. To the east and west are single family dwellings, and to the south a vacant funeral home where the proposed school will be located.

**Neighborhood Participation**

Staff has contacted 7<sup>th</sup> District Council Representative, Cynthia I. Newbille and the Church Hill Association regarding the special use permit request. Staff has received letters of support from two citizens, a signed petition in support with 14 signatures, and a letter of support from Councilwoman Cynthia Newbille. Staff has not received any letters of opposition.

**Staff Contact:** Leigh V. Kelley, (804) 646-6384