



## CITY OF RICHMOND

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

**Ord. No. 2020-245:** To authorize the special use of the property known as 1401 North 32<sup>nd</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 7, 2020

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#### **PETITIONER**

EVOLVE HOLDING LLC

#### **LOCATION**

1401 North 32<sup>nd</sup> Street

#### **PURPOSE**

To authorize the special use of the property known as 1401 North 32<sup>nd</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is located in the R-5 Single-Family Residential District. Two-family detached dwellings are not permitted uses in this zoning district. Therefore a special use permit is required.

Staff finds the proposal would be consistent with the historic pattern of development in the area and would be compatible infill development that contributes to the revitalization of the area, as recommended by the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 this special use permit request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property is a vacant parcel of land with 3,144 square feet of area. The street frontage is 25 feet in width and the depth is 125 feet. The property is located on the easterly corner of North 32<sup>nd</sup> Street and T Street. An alley provides access from the rear. It is located in the Church Hill North Neighborhood within the City's East Planning District.

### **Proposed Use of Property**

A two-family detached structure is proposed for the property. An alley provides rear yard access and off-street parking will be provided for both properties.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. The density of the proposed development is approximately 28 units per acre.

The Plan also states that "infill development of like density and use is appropriate" The proposed infill of a new single-family detached dwelling, that follows historic architectural typologies of the neighborhood, will help to achieve this goal (p. 166). 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). 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).

The Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use land use, which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

### **Zoning and Ordinance Conditions**

The subject property is zoned R-5 Single-Family Residential District. Section 30-410.1 – Permitted Principal Uses does not list two-family detached dwellings as permitted uses in the R-5 Single-Family Residential district.

The proposed dwelling will meet the rear yard setbacks specified by the underlying zoning district. Proposed side yard and front yard setbacks are consistent with setbacks of existing structures in the area.

The zoning ordinance requires a minimum of one parking space per dwelling unit and parking is provided in the rear via alley. Two parking spaces are indicated on the site plan.

Zoning Administration staff provided no adverse comments with their review of this request.

The special use permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed the height as shown on the Plans.
- (c) All building materials and elevations shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (e) A minimum of two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

### **Surrounding Area**

The properties located to the east, across the alley, are located in the R-53 Multifamily Residential District. Properties to the north and west are located in the same R-5 District as the subject property. The properties to the south, across T Street are located in the R-6 and R-53 Districts. Two-family detached dwellings are permitted uses in both of these zoning districts. A mix of vacant, single-, two-family, and multi-family residential land uses are present in the area.

### **Neighborhood Participation**

Staff notified the Church Hill Central Civic Association and area residents and property owners. No opposition has been expressed regarding this proposal.

### **Staff Contact**

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