



## CITY OF RICHMOND

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

**Ord. No. 2020-042:** To authorize the special use of the property known as 1111 North 32<sup>nd</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 2, 2020

---

#### **PETITIONER**

Royal Ventures, LLC

#### **LOCATION**

1111 North 32nd Street

#### **PURPOSE**

To authorize the special use of the property known as 1111 North 32<sup>nd</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

Two-family detached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 6,000 square feet and a minimum of 50 feet of width is met. The subject property has a lot that is 32.5 feet wide and 124 feet deep, for a total area of 4,030 square feet. The front yard setback requirement is also not being met. A special use permit is therefore required.

Staff finds that the proposed residential development would be generally consistent with the land use recommendations of the Master Plan, historic pattern of development of the area, and would be infill development supported by the Master Plan that contributes to the continued revitalization of the area.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area.

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.

---

---

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 4,030 SF parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's East Planning District, midblock of North 32 Street between Q and R Streets.

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

The proposed use will be a two-family detached dwelling served by two off-street parking spaces located to the rear of the property.

---

---

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family and two-family dwellings, both detached and attached, at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 23 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).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

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).

### **Zoning and Ordinance Conditions**

The subject property is located in the R-6 Single-Family Attached Residential district.

Two-family detached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 6,000 square feet and a minimum of 50 feet of width is met. The subject property is a lot that is 32.5' wide and 124 feet deep, for a total area of 4,030 square feet. Also, the proposed front yard setback of 13.9 feet does not meet the 15 foot front yard setback required in the R-6 district. A special use permit is required in order to build the proposed structure on this nonconforming lot.

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

-The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.

-The height of the Special Use shall not exceed the height as shown on the Plans.

-Two off-street parking spaces shall be provided on the Property to the rear of the proposed dwelling.

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

-All building materials, elevations, and setbacks shall be substantially as shown on the Plans.

-The Owner shall make improvements within the right-of-way, including the installation of a street tree along North 32nd Street, substantially as shown on the Plans

### **Surrounding Area**

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached and single-family attached structures.

### **Neighborhood Participation**

Staff notified adjacent residents and property owners, and the Church Hill Central Civic Association. No letters of support or opposition have been received by staff.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration, 804-646-1036