



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-043: To authorize the special use of the property known as 1320 North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

PETITIONER

Aramin Real Estate, LLC

LOCATION

1320 North 31st Street

PURPOSE

To authorize the special use of the property known as 1320 North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Single-family attached dwellings are allowed in the R-6 Single-Family Attached residential district. However, the unit width requirement and off-street parking requirement of the zoning ordinance would not be 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 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 5,780 SF parcel of vacant land without rear access to a public alley. It is located in the Church Hill North Neighborhood within the City's East Planning District, midblock of North 31st Street between S and T Streets.

Proposed Use of the Property

The proposed use of the property is two single-family attached dwellings.

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 15 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. Single-family attached homes are allowed in the R-6 Single-Family Attached residential district provided that no individual attached dwelling unit shall be less than 16 feet in width, and no fewer than one off-street parking space per dwelling unit is provided.

The proposed unit width for the single-family attached dwellings is 15.75 feet and no parking is proposed on site due to lack of rear access to a public alley. A special use permit is therefore required.

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

-The Special Use of the Property shall be as two single-family attached dwellings. substantially as shown on the Plans.

-The height of the Special Use shall not exceed 35 feet.

-Off-street parking shall not be required for the Special Use.

-All building materials and elevations pertaining to the Special Use shall be substantially as shown on the Plans.

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

-Prior to the issuance of any certificate of occupancy for the Special Use, the Property shall be subdivided into two new parcels, 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.

-The Owner shall make improvements within the right-of-way, including the installation of two new street trees and a sidewalk along North 31st 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. Single-family and vacant land uses predominate the immediate vicinity of the subject property, with a mix of single- and multi-family, vacant, institutional, government, and commercial uses present in the area as well.

Neighborhood Participation

Staff notified adjacent residents and property owners, and the Church Hill Central Civic Association. A letter of no opposition was received from the Association.

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