



## CITY OF RICHMOND

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

**Ord. No. 2019-037:** 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.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 18, 2019

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#### **PETITIONER**

Mark Baker – Baker Development Services

#### **LOCATION**

700 North 31<sup>st</sup> Street

#### **PURPOSE**

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.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to construct six single-family attached dwellings at 700 North 31st Street. 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.

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 31<sup>st</sup> 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.

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## **FINDINGS OF FACT**

### **Site Description**

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 and is located at the northwest corner of the intersection of North 31<sup>st</sup> Street and M Street.

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

The applicant is proposing to construct six single-family attached dwellings at 700 North 31st Street, which would front M Street.

### **Master Plan**

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).

### **Zoning and Ordinance Conditions**

The current zoning for the subject property is R-6 Single Family Attached Residential. The proposed development will consist of six single family attached dwellings located on lots approximately 1,647 SF in area. The R-6 minimum lot size is for single-family attached dwellings is 2,200 SF. The front yards are proposed to be approximately ten (10) feet. The front yard requirements for single family attached dwellings within the R-6 zone is 15 feet. The units are proposed to cover approximately 58 percent of the lot. The Lot coverages for the R-6 zone shall not exceed 55 percent 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.

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

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 31<sup>st</sup> 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.

### **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)*

### **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.

**Staff Contact:** Jonathan Brown, PDR, Land Use Division 804-646-6304