



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-367: To authorize the special use of the property known as 1219 North 31st Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2022

PETITIONER

William Gillette and Mark Baker, Representatives of the Property

LOCATION

1219 North 31st Street

PURPOSE

To authorize the special use of the property known as 1219 North 31st Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-6 - Residential (Single Family Attached) zoning district. Single-family detached dwellings are permitted uses in this district; however, not all of requirements of the zoning district can be met. The required minimum lot size is 5,000 square feet, whereas, the lot is currently only roughly 2,700 square feet in size. The required minimum lot width for single-family detached dwelling is 50 feet, where the current lot is roughly 21 feet wide. The minimum required front yard is 15ft – with only roughly 14ft is provided, and the minimum required side yard is 5 feet – with only roughly 3ft provided.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area and with the City's Master Plan recommended Future Land Use of Residential. Moreover, the proposed development is within the allowable height maximum of the underlying zoning, and the upper floor is stepped back to minimize the massing of the proposed dwelling.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. A parking space will be provided to the rear of the proposed house with access off of the alley.

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.

FINDINGS OF FACT

Site Description

The property is located in the Churchill North neighborhood at 1219 North 31st Street, between “S” and “Q” Streets. The property is 2703 sq. ft. (0.062 acre) in size. The application requests to allow for the construction of a new single family detached dwelling.

Proposed Use of the Property

The application requests to allow for the construction of a new single family detached dwelling that does not meet zoning requirements of lot size, lot width, front and side setback. Off street parking will be provided to the rear of the proposed dwelling with access from the alley. The front setback of the proposed dwelling will mirror the existing adjacent houses. The proposed lot size will also be similar to other properties in the vicinity. The architecture of the proposed house will include a “step-back” on the top floor along the front façade to reduce visible height from the right-of-way, while facilitating a roof deck as an amenity for the dwelling.

Master Plan

The City’s Richmond 300 Master Plan designates the property for Residential which consists of “Neighborhood(s) consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.”

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval with the following comments: “*R-6 DISTRICT. CONSTRUCT SFD PER PLANS. LOT AREA AND WIDTH ARE NONFORMING. ALL OTHER FEATURE REQUIREMENTS MET.*”

If adopted, the Special Use Permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) One off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

All properties surrounding the subject property are located within the same R-6 Residential (Single-Family) District as the subject property and largely contain residential uses. A GRTC services bus stop is located roughly a block from the subject property.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Church Hill Central Civic Association. Staff has received two opposition letters to this project.

Staff Contact: Ray Roakes, Planner, Land Use Administration, 804-646-5467