



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-015: To authorize the special use of the property known as 1018 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Evolve Holdings, LLC

LOCATION

1018 N. 32nd Street

PURPOSE

To authorize the special use of the property known as 1018 North 32nd 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 is provided and a minimum of 50 feet of lot width is met. The lot area is 2,887 square feet and has a width of 32 feet. A special use permit is required in order to build the proposed structure on this nonconforming lot.

Staff finds that the proposed residential development would be generally consistent with the historic pattern of development of the area in terms of use and residential density and would contribute to the continued revitalization of the area.

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

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property is vacant and located at the intersection of North 32nd Street and Q Street with alley access in the rear. It is 32 feet wide with a total of 2,887 square feet of area. The subject property is typical of the size and configuration of properties within the neighborhood, however it does not meet the lot size and area requirements of the R-6 Single-Family Attached Residential District. The property is located in the Church Hill North neighborhood of the East Planning District.

Proposed Use of the Property

The proposed development will consist of a two-family detached dwelling.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached at densities between 8-20 units per acre. The Master Plan's Neighborhoods and Housing chapter notes general goals for the provision of a variety of housing choices in neighborhoods. The proposed density of the project is approximately 30 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)

A guiding land use principle for the East Planning District is infill development of like density and use is appropriate (p. 166).

Zoning and Ordinance Conditions

The property is located in the R-6 Single-Family Attached Residential. The proposed two-family detached dwelling is permitted in this district on parcels not less than 6,000 square feet in area and a width not less than 50 feet. The parcel's lot width is 32' and the lot area is 2,887 square feet of area. Therefore a special use permit is required.

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

The site plan and building and elevations shall be substantially as shown on the Plans.

- 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) Two off-street parking spaces shall be provided on the Property to the rear of the proposed dwelling.
- d) All building materials, elevations, and setbacks shall be substantially as shown on the Plans.
- e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The subject property, as well as all the properties contained in the adjacent blocks to the north, south, east and west are located in the R-6 Single-Family Attached Residential District. The surrounding blocks contain a mix of vacant properties and single-, two- and multi-family residential uses, with some mixed-use, institutional, and commercial uses present as well.

Neighborhood Participation

Notice was sent to area property owners and the Church Hill Central Civic Association. No comments of support or opposition have been received from the community or neighboring property owners for this application.

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

David.Watson@Richmondgov.com