



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-322: To authorize the special use of the property known as 1013 North 33rd Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2019

PETITIONER

Evolve Holdings, LLC

LOCATION

1013 North 33rd Street

PURPOSE

To authorize the special use of the property known as 1013 North 33rd Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed request calls for two two-family attached dwellings on two separate 25 foot wide parcels with an area of approximately 3,250 square feet each. The proposal would not meet the feature requirements of the R-6 Single-Family Attached District, including lot area and lot width. A special use permit is therefore required.

Staff finds the proposed two-family residential use would be infill development supported by the Master Plan and generally consistent with the historic development patterns of the area.

Staff finds the proposed special use permit would support the stabilization of the neighborhood through the development of a vacant parcel.

Staff finds the proposed use 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 referenced as 1013 N. 33rd Street is a vacant corner lot that is 6,500 SF (.149 acre) in area. The frontage along North 33rd Street is 50 feet and the frontage along Q Street is 130 feet. The property is located in the Church Hill North neighborhood of the East Planning District.

Proposed Use of the Property

The proposed use will be a pair of two-family attached dwellings on two lots, joined by a party wall.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. The proposed development would create a density of approximately 27 units per acre.

There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, a desire for neighborhoods to provide a variety of housing choices.

Specifically for the East District, the Master Plan states "a continued need exists to stabilize older low-income residential neighborhoods throughout the District, particularly north of Broad Street in the Church Hill, Oakwood/Chimborazo, and Fairmount Neighborhoods (p. 163)." And, "infill development of like density and use is appropriate" (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 proposal calls for the two-family dwellings to be located on lots with a width of approximately 25 feet and an area of approximately 3,250 square feet in area.

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

3(a) The Special Use of the Property shall be as two two-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than 4 on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(c) All building materials, material colors, and site improvements including landscaping, shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height 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.

(f) Prior to the issuance of any final certificate of occupancy for the Special Use, the Property shall be subdivided into two new parcels, substantially as shown on the Plans, by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

4 (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the right-of-way, including the installation of one street tree along North 33rd Street, four street trees along Q Street, and new sidewalks and ramps along North 33rd Street and Q Street, substantially as shown on the Plans.

Surrounding Area

The subject property, along with those properties located to the north, south and west, is located in the R-6 Single-Family Attached District. The properties located across an alleyway to the east are in the R-5 Single-Family Residential District. Residential land use (single-, two-, and multi-family) predominates the area, with some mixed-use, commercial, and institutional uses present as well.

Neighborhood Participation

A letter summarizing neighborhood feedback was provided by the Church Hill Central Civic Association.

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