



# CITY OF RICHMOND

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

**Ord. No. 2023-119:** To authorize the special use of the property known as 1402 North 32nd Street for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 1, 2023

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### **PETITIONER**

Mark Baker – Baker Development Resources

### **LOCATION**

1402 North 32<sup>nd</sup> Street

### **PURPOSE**

To authorize the special use of the property known as 1402 North 32nd Street for the purpose of a single-family detached dwelling, and two single-family attached dwellings, with off-street parking, upon certain terms and conditions.

### **SUMMARY & RECOMMENDATION**

The applicant is requesting a Special Use Permit for the purpose of a single-family detached dwelling, and two single-family attached dwellings, with off street parking, within an R-5 Single-Family Residential District. Single-family attached dwellings are not currently allowed by Section 30-410.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Richmond 300 Master Plan pertaining to the development style and features for Neighborhood Mixed-Use, including the density, building height, and primary uses.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the addition of one off-street parking space provided for each property, as well as the current availability of on-street parking in the area.

Staff finds that the proposed use would be consistent with the more recent pattern of development in the area which contains several small-scale single-family attached developments on nearby properties.

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**

1402 North 32nd Street is currently improved with a 677 sq. ft. residential building, constructed in 1940, situated on a 6,973. ft. (.16 acre) parcel of land. The property is located in the Church Hill North neighborhood, between Kuhn and T Streets.

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

The applicant is proposing a Special Use Permit, which would authorize a single-family detached dwelling and two single-family attached dwellings, with off-street parking.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use which is defined as "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

### **Development Style:**

These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

### **Ground Floor:**

Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

### **Mobility:**

Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

### **Intensity:**

Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

### **Primary Uses:**

Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

### **Secondary Uses:**

Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The density of the proposed development, overall, is approximately 25 units per acre.

### **Zoning and Ordinance Conditions**

The current zoning for the subject parcel is R-5 Single Family Residential Zoning District. The following sections of within the City's current zoning ordinance are not met by the application.

Section 30-410.1: Permitted principal uses.

*Single-family attached dwellings are not a permitted principal use.*

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

- The Special Use of the Property shall be as a single-family detached dwelling and two single-family attached dwellings, with off-street parking, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories.
- No less than three off-street parking spaces shall be provided on the Property, 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 building permit for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate deeds and plats among the land records of the Clerk of the Circuit Court of the City of Richmond.
- 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.
- The Owner shall make improvements within the right-of-way, including the installation of four street trees and a sidewalk along T Street and the installation of one street tree along North 32nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

### **Surrounding Area**

Surrounding and nearby properties are primarily zoned R-5 Single-Family Residential. However, the block directly to the south of the property is primarily R-6 Single-Family Attached Residential. A mix of single- and multi-family residential, small-scale neighborhood commercial, and institutional uses are also present in the vicinity. The property is in close proximity to the recent revitalization efforts at Nine Mile Road and the Armstrong Renaissance housing development.

### **Affordability**

The median household income for the Richmond region is currently \$71,223 per year.\* The affordability threshold is 30% of household income towards housing costs, which equates to \$21,367 per year, or \$1,781 per month, or less, to avoid a housing cost burden. Based upon the

median household income for the Richmond region, and the estimated pricing provided by the applicant, the proposed rental units are projected to be affordable to households making between 119% of the Area Median Income (AMI) affordability threshold\*\*

Based upon census tract 209, for which 1402 North 32nd Street is located, these units are projected to be 169% of the affordability threshold.\*\*\* In other words, the units may not be affordable to well over half of households in the census tract.

*\*(U.S. Census Bureau, 2020 American Community Survey 1-Year Estimates, Regional)*

*\*\* (Virginia Housing, 2023., based upon 30-year term, 20% down payment, at 7% interest)*

*\*\*\* (U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, Census Tract 209)*

### **Neighborhood Participation**

Staff notified area residents, property owners, and the Church Hill Central Civic Association, of the proposed Special Use Permit. Staff has not received any letters of support or opposition for this application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734