



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-091: To authorize the special use of the property known as 814 North 32nd Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: May 20, 2025

PETITIONER

Baker Development Resources

LOCATION

814 North 32nd Street

PURPOSE

The applicant is requesting a Special Use Permit to authorize the construction of three single-family attached dwellings. Requirements regarding unit width and side yards setbacks cannot be met. A Special Use Permit is therefore required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Neighborhood Mixed-Use land use category where single-family dwelling units are considered a primary use.

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 property is located in the Church Hill North Neighborhood on North 32nd Street between O Street and N Street. The property is currently a 7,147 square foot (0.164 acres) parcel of land improved with a 2-story single-family dwelling. This request does not propose to retain the existing dwelling.

Proposed Use of the Property

Three single-family attached dwellings.

Master Plan

The 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

R-6 Lot division and construction of three single-family attached dwellings in the E. Payne Square subdivision. Some feature requirements not met as proposed (There shall be a side yard of not less than ten feet in width at each end of a series of attached units [not met]; Unit width. No individual attached dwelling unit shall be less than 16 feet in width, provided that the average width of all units attached within a series shall be not less than 20 feet [not met]), therefore SUP required. Additionally, this property was included in a subdivision (E. Payne Square subdivision.) dated June 29, 1984, therefore FINAL SUBDIVISION approval is required.

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to three single-family attached dwellings, substantially as shown on the Plans.
- No fewer than three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be 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 a 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 plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

The current zoning for this property is R-6 - Residential (Single Family Attached). The area is generally residential some nearby institutional uses.

Neighborhood Participation

Notices were mailed to surrounding property owners and a sign was placed on the properties. Staff has not received any public comment on this request.

Staff Contact: Alyson Oliver, Planner, Land Use Administration, 804-646-3709