



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-038: To authorize the special use of the property known as 1113 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: March 18, 2019

PETITIONER

Mark Baker – Baker Development Services

LOCATION

1113 North 32nd Street

PURPOSE

To authorize the special use of the property known as 1113 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

Two-family attached 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 subject property has a lot area of 3,720 square feet and a width of 30 feet. A special use permit is therefore required in order to build the proposed structure on this nonconforming lot.

Staff finds that the proposed residential development would be 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.

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 consists of a 3,720 SF (.085 acre) parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's 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 the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 22 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 subject property is located in the R-6 Single-family Residential Attached district. A two-family detached dwelling is a permitted principal use in this district provided the minimum lot requirement of 6,000 square feet and a width of 50 feet is met. The subject property is 30 feet wide by 124 feet in depth, for a total area of 3,720 square feet. Thus a special use permit is required.

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

- (a) The special use of the Property shall be one 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) All building materials, elevations, setbacks, and site improvements pertaining to the Special Use shall be substantially as shown on the Plans
- (d) 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

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, many properties are vacant. Those properties with improvements contain a mixture of single-family and multi-family structures.

Neighborhood Participation

A letter of support has been received from the Church Hill Central Civic Association

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