



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-323: To authorize the special use of the properties known as 1213 North 32nd Street and 1215 North 32nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

1213 and 1215 North 32nd Street

PURPOSE

To authorize the special use of the properties known as 1213 North 32nd Street and 1215 North 32nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing to construct two single-family attached dwellings. The properties are currently located in the R-6 Single-Family Attached District. The proposal would not meet the side yard requirements for the R-6 District. A special use permit is therefore required.

Staff finds that the proposed use is generally consistent with the recommendations of the Master Plan and the historic pattern of development in the area.

Staff also finds that the proposed use will not cause 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 is located in the Church Hill North neighborhood in the East Planning District, on North 32nd Street between R and S Streets. The properties are each comprised of 0.043 acres (1,860 SF) and are currently improved with vacant 1-story single-family dwellings.

Proposed Use of the Property

The applicant is proposing to construct two single-family attached dwellings with off-street parking for two vehicles.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133). The density of the proposed dwellings would be approximately 23 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 property is currently located in the R-6, Single Family Attached zoning district.

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

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

(b) No less than two off-street parking spaces shall be provided 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.

(e) The height of the Special Use shall not exceed the height as shown on the Plans.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

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.

Surrounding Area

All adjacent properties are located within the same R-6 District as the subject property. A mix of residential, vacant and some institutional, office and commercial uses are present in the vicinity.

Affordability

Based upon the median household income for the Richmond region, and the estimated price provided by the applicant, the units are projected to be affordable to households making at or below the Area Median Income (AMI)*

(U.S. Census Bureau, 2017 American Community Survey 5-Year Estimates)

*(VHDA.com - For fee simple units with 20% down payment at 3.8% interest rate. Does not include taxes and private mortgage insurance costs)

Neighborhood Participation

Staff has received a letter of no opposition to this application from the Church Hill Central Civic Association.

Staff Contact: Jonathan Brown, Land Use Administration 804-646-6308