



CITY OF RICHMOND

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

Ord. No. 2022-120: To amend Ord. No. 2020-042 authorizing the special use of the property known as 1111 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: May 2, 2022

PETITIONER

Royal Ventures, LLC

LOCATION

1111 North 32nd

PURPOSE

To amend Ord. No. 2020-042 authorizing the special use of the property known as 1111 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

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 subject property has a lot that is 32.5 feet wide and 124 feet deep, for a total area of 4,030 square feet.

On March 9, 2020 City Council adopted Ord.2020-042 authorizing the special use of the property known as 1111 32nd Street for the purpose of a two-family detached dwelling. The structure was placed and constructed closer to the front property line than authorized by the approved plan. In order to receive a certificate of use and occupancy, the applicant requests a modification of the ordinance to include a site plan reflective of the completed project.

Staff finds that the proposed development would not change the availability of on-street parking in the area due as there are two off-street parking spaces proposed.

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 Amendment.

FINDINGS OF FACT

Site Description

The subject property consists of a 4,030 SF parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's East Planning District, midblock of North 32 Street between Q and R Streets.

Proposed Use of the Property

The proposed Special Use Permit would authorize a two-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use which consists 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 (see Street Typologies Map). 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 reviewed this request and recommended approval without comment.

If adopted, the Special Use Permit would 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 and elevations 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.
- (e) Two off-street parking spaces shall be provided on the Property to the rear of the proposed building.

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, those properties with improvements contain a mixture of single-family detached and single-family attached structures.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Church Hill Central Civic Association. Staff has received no letters of opposition or support.

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