



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-192: To authorize the special use of the properties known as 800, 802, and 806 North 32nd Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2018

PETITIONER

Glenn Moore

LOCATION

800, 802, and 806 North 32nd Street

PURPOSE

To authorize the special use of the properties known as 800, 802, and 806 North 32nd Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development consisting of four single-family attached dwellings would not meet front yard setback, lot size, and off street parking requirements of the underlying R-6 Single-Family Attached Residential District. A special use permit is therefore required.

Staff finds that the proposed single-family attached residential use is consistent with the type of uses recommended by the Master Plan.

Staff finds that the proposal is consistent with the pattern of development within the area and would be infill development of like density and use.

Staff finds that, with the provision of on-site parking and availability of mass transit, the proposal 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 properties consist of a 3,125 SF, .07 acre parcel, a 2,500 SF, .05 acre parcel of land, and an improved 2,500 SF, .05 acre parcel of land.

800 North 32nd Street has a vacant, 1,152 SF, two story, single family detached building constructed, per real estate assessor records, in 1949.

802 North 32nd Street has an approximately 175 SF portion of the two story single family detached building located at 800 North 32nd Street within its boundaries. 802 North 32nd Street also has a 168 SF portion of a 560 SF detached, rear garage primarily located within 800 North 32nd Street.

806 North 32nd Street contains a 1,116 SF single family detached dwelling constructed, per tax assessor records, in 1916.

All properties are located at the northwest intersection of N Street and North 32nd Street in the Church Hill North neighborhood of the East planning district.

Proposed Use of the Property

The proposed use of the property is to be four (4) single-family attached dwellings with off-street parking for three (3) vehicles. The resulting lot configuration will be four (4) contiguous, individual parcels. The proposed density of the development is approximately 24 units per acre.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at medium densities. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (City of Richmond, Master Plan, 2009, p.133) The Master Plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

In addition the Master Plan states infill development within the East Planning District "...of like density and use is appropriate." (p. 166).

Zoning and Ordinance Conditions

The current zoning for the existing parcels is R-6 (Residential Single-Family Attached). Additional conditions will be imposed by the ordinance, including:

3(a) The Special Use of the Property shall be up to four single-family attached dwellings, substantially as shown on the Plans. No more than two units shall be permitted within any group of connected dwelling units. Residential accessory structures customary to single-family dwellings as described in section 30-412.2 of the Code of the City of Richmond (2015), as amended, may also be located on the Property.

(b) Up to three off-street parking spaces shall be provided for the Special Use of the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and landscaping, shall be substantially as shown on the Plans.

(d) The height of the Special Use shall be substantially as shown on the Plans.

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of four residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

Adjacent and nearby properties are of the same R-6 District as the subject property. A mix of residential, institutional, vacant, and some office uses are present in the vicinity of the subject property.

Neighborhood Participation

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

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