

APPLICANT'S REPORT

April 30, 2020

Special Use Permit Request

1401 N. 32nd Street, Richmond, Virginia

Map Reference Number: E0000800009

Submitted to: **City of Richmond**
Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by: **Baker Development Resources**
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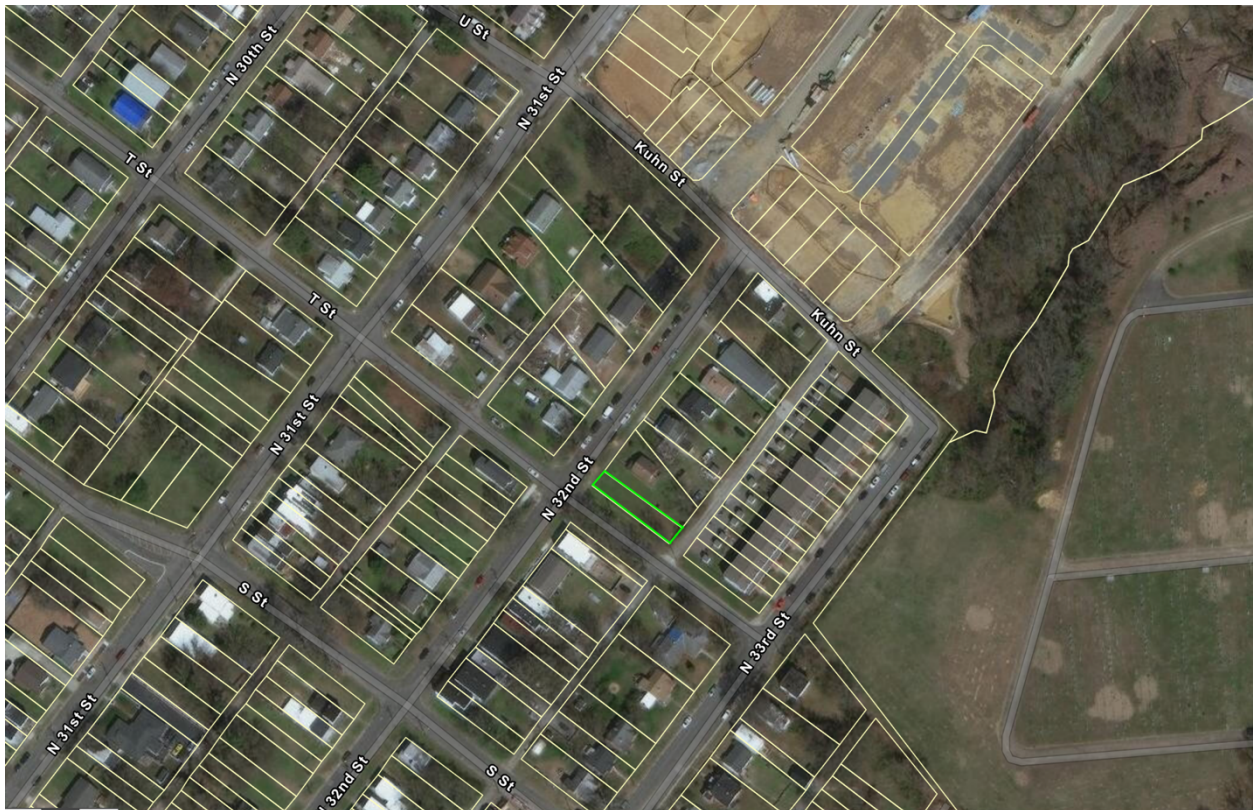
Introduction

The property owner is requesting a special use permit ("SUP") for 1401 North 32nd Street ("the Property"). The SUP would authorize the construction of a two-family detached dwelling which does not conform to the underlying R-5 Single-Family Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The property is located on the northeast corner of the intersections of T and North 32nd Streets and is referenced by the City Assessor as tax parcel E000-0800/009. The property is a vacant lot measuring 25.15' wide and 125' deep with a lot area of approximately 3,143 square feet. The lot is relatively flat and afforded alley access in the rear by means of a north-south alley.



The properties on the block are generally developed with single-family detached dwellings or are undeveloped lots, many of which are nonconforming with regard to lot area or other feature requirements. Across the alley to the east lie properties that are improved with single-family attached dwellings. Immediately north of the block is the Church Hill North subdivision

which is authorized for up to 300 dwelling units including a mix of single-family, two-family and multi-family dwellings. The block immediately south from the Property along N. 32nd Street contains a multi-family and two, two-family dwellings. The surrounding land use context is denser than that which might be suggested by the Property's current zoning.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential as are other properties in the subject block. The properties to the west along N. 31st Street to the west are also zoned R-5. Properties immediately adjacent to the east are zoned R-53 Multifamily Residential. Across T street to the south properties are zoned R-6 Single-Family Attached. To the north, across Kuhn Street lies 21.76 acres of land that are subject to a Community Unit Plan (the Church Hill North Revitalization Plan) permitting the development of a residential community of up to 300 dwelling units.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Medium Density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 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, recognition of the need for the continued creation of market rate housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a two-family detached dwelling on the Property with two accessory parking spaces.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is of typical size and configuration for the vicinity. The Property has a lot width of 25.15' and contains approximately 3,143 square feet of lot area. The owner would like to construct a two-family detached dwelling on the Property. The R-5 District does not permit two-family detached dwellings; therefore, a SUP is required in order to permit the proposed development.

The Property's lot width and area are compatible with other lots in the vicinity, which vary in size but are all characteristically smaller urban lots. On the subject block face, many of the lots do not comply with the current R-5 requirements. These dwellings are substandard where the 50 feet of lot width and 6,000 square feet of lot area required for single-family detached dwellings are concerned. Based on this historic lot pattern, many of the lots in the vicinity are nonconforming with regard to lot area and lot width.

In exchange for the SUP, the intent of this request is to ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The two-family detached dwelling would be two stories in height and read as a single-family home from the street to remain respectful of other residential buildings in the area. The massing of the building is consistent with the scale and character of other nearby dwellings and is therefore respectful of the historic development pattern in the area. The architectural design is modern architecture that is "of the day", which works well in the context given the variety in the existing architectural styles in the area. The proposed, desirable, modern façade increases the diversity of design options in the block. The building would contain approximately 2,600 square feet of total floor area with both the ground floor unit and upper floor unit containing approximately 1,055 square feet of floor area. Each unit would have two bedrooms and 2 baths with spacious and modern floor plans containing open living areas.

The buildings would be clad in cementitious siding in order to ensure quality and consistency with many other dwellings in the vicinity. Full-width rear porches are proposed for both units that would provide usable outdoor area for future occupants. Two parking spaces are proposed for the two dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and two off street parking spaces for the two dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help complete a consistent urban fabric in a block face in which a number of lots remain vacant. An appropriate urban form coupled with the

provision of accessory parking to the rear of the property would give the property the much-desired traditional neighborhood design which is appropriate to this area of the City. The provision of off-street parking spaces per zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.