



CITY OF RICHMOND

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

Ord. No. 2021-010: To amend and reordain Ord. No. 2018-192, adopted Jul. 23, 2018, which authorized the properties then known as 800, 802, and 806 North 32nd Street, and now known as 3112, 3116, 3120, and 3124 N Street, for the purpose of up to four single-family attached dwellings, upon certain terms and conditions, to modify certain feature requirements.

To: City Planning Commission
From: Land Use Administration
Date: February 1, 2021

PETITIONER

Glenn R. Moore

LOCATION

3112, 3116, 3120, and 3124 N Street

PURPOSE

To amend and reordain Ord. No. 2018-192, adopted Jul. 23, 2018, which authorized the properties then known as 800, 802, and 806 North 32nd Street, and now known as 3112, 3116, 3120, and 3124 N Street, for the purpose of up to four single-family attached dwellings, upon certain terms and conditions, to modify certain feature requirements.

SUMMARY & RECOMMENDATION

The applicant is requesting an amendment to an existing special use permit which allowed for four single-family attached dwellings within an R-6 Single-Family Attached Residential Zoning District. The applicant is requesting authorization for modifications to the feature requirements within the approved ordinance, specifically those pertaining to building materials that were used in the construction of the special use. The special use permit plans showed brick as the material on the exposed foundation; precast concrete was used instead during construction. A special use permit amendment is therefore required.

Staff finds that the development is generally consistent with the recommendations of the City's Richmond 300 Plan pertaining to Neighborhood Mixed Use areas, including the recommendation that "...buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages."(p. 56)

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, continue to be met. Specifically, staff finds that the proposed amendment 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 request.

FINDINGS OF FACT

Site Description

The subject properties consist of four parcels improved with a four, 3 ½ story townhomes, built, per city tax assessment records, in 2020. The properties are located in the Church Hill North neighborhood at the intersection of N Street and North 32nd Street.

Proposed Use of the Property

Continued use as four single-family attached dwellings.

Master Plan

The Richmond 300 Master Plan recommends Neighborhood Mixed-Use land use for the properties. Areas with this designation are described as 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. Residential density is not specified for this designation.

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. 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. 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.

Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. 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 multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for the subject parcel is R-6 (Single-Family Attached Residential).

The City's Zoning Administration reviewed the application and provided the following comments:

This request is to amend the existing Special Use Permit Ordinance No. 2018-192. The four (4) new single-family dwellings proposed with the previous ordinance were not constructed according to the approved plans regarding elevations specifically the required materials used on the exposed portion of the foundation. The approved SUP plans showed brick as the material on the exposed foundation; precast concrete was used instead. An amendment to the SUP is required to authorize this change.

If approved, the amended special use permit ordinance would incorporate the updated plans and would continue to impose conditions on the property, 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 2020, 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.

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

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 properties.

Neighborhood Participation

Staff notified area residents, property owners, and the Church Hill Central Civic Association of the proposed amendments to the Special Use Permit. Staff has not received any letters of support or opposition for this application.

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