

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-325

To authorize the special use of the property known as 3415 A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 3415 A Floyd Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family dwelling and two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-412.5(1)(b), concerning side yards, 30-412.5(2)(a), concerning front yards, and 30-610.1, concerning public street frontage and access easements, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 1 ABSTAIN: _____

ADOPTED: DEC 13 2021 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3415 A Floyd Avenue and identified as Tax Parcel No. W000-1596/050 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Boundary and Topographic Survey of Lot and Improvements Thereon Located on Tax Parcel W0001596050, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated February 6, 2019, provided as an inset on the plans entitled “Crenshaw Mews,” prepared by Full Scale Architecture, and dated February 12, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a two-family dwelling and two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Crenshaw Mews,” prepared by Full Scale Architecture, and dated February 12, 2020, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a two-family dwelling and two single-family detached dwellings, substantially as shown on the Plans. The dwellings may be located on one parcel or, if a subdivision into three residential lots is accomplished by obtaining the necessary

approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond, substantially as shown on sheet A0 of the Plans, using each of the lines labelled as “Imaginary Property Line,” on three parcels.

(b) At least 11 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 site improvements, including landscaping and fencing with a maximum height of eight feet, shall be substantially as shown on the Plans, subject to applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended.

(d) The height of the Special Use shall not exceed two stories, 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) The Property shall not be eligible for any permit implementing the Special Use until the Owner has submitted written evidence to the Zoning Administrator that the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have confirmed that alley access to the Property for all-weather travel by public and emergency vehicles is appropriate in accordance with applicable laws and regulations

(g) Prior to the issuance of any certificate of occupancy for the Special Use, the Owner shall submit a request to name the primary alley access to the Property in accordance with sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended, and such alley shall be named pursuant to sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:
Amelia D. Reed
City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.702

O & R Request

DATE: August 30, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning



FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review



RE: To authorize the special use of the property known as 3415-A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3415-A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize the construction of a two-family dwelling and two, single-family detached dwellings upon a lot that does not front a primary street within an R-6 Single Family Attached Residential District. The proposed new dwellings, among other things, are not permitted by Sections 30-610.1, 30-412.5(1)b, and 30-412.5(2)a, regarding public street frontage and access easements, side yards, and front yards for two-family attached dwellings, respectively, of the Code of the City of Richmond (2020), as amende. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 18, 2021, meeting.

BACKGROUND: The property is located in the Museum District neighborhood within an interior lot of a block that is bounded by Floyd Avenue to the north and Ellwood Avenue to the south. The property is currently a 9,270 sq. ft. (.213 acre) parcel of land and is improved with an 800 sq. ft., one-story garage constructed in 1900.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use which is defined 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." (p. 56)

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.

The current zoning for this property is R 6 Single Family Attached Residential. All adjacent properties are located within the same R 6 Residential Zone. The area is primarily single-family residential, with some commercial, and two-family residential present in the vicinity. The density of the proposed development would be approximately 18 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 27, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
October 18, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 3415A Floyd Avenue Date: May 8, 2020
Tax Map #: W0001596050 Fee: \$1800.00
Total area of affected site in acres: 0.2136

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R6
Existing Use: Parking lot with 4 brick garages

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
3 new buildings/4 apartments (three bed/3 1/2 bath, 2 bed/2 1/2bath/1 garage, 2 bed/2 bath/2 garages, 2 bed/2 1/2 bath/4 garages) with

Existing Use: Parking lot with 4 garages
2 courtyards between the 3 buildings

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Dante DeCapri

Company: In the Alley LLC
Mailing Address: 3407 Floyd Avenue
City: Richmond State: VA Zip Code: 23221
Telephone: (804) 357-5477 Fax: (804) 359-5546
Email: dante@envirogroup.org

Property Owner: In the Alley LLC

If Business Entity, name and title of authorized signee: Dante DeCapri-Manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3407 Floyd Avenue
City: Richmond State: VA Zip Code: 23221
Telephone: (804) 357-5477 Fax: (804) 359-5546
Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

July 28, 2020

BY ELECTRONIC DELIVERY

Mr. Matthew Ebinger
City of Richmond DPDR
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Mark J. Kronenthal
Richmond Office
(804) 441-8603 (direct)
mkronenthal@rothjackson.com

Re: Special Use Permit: 3415A Floyd Avenue (W0001596050)

Dear Mr. Ebinger:

This letter shall serve as the Applicant's Report accompanying the application for a Special Use Permit (the "SUP") for the property known as 3415A Floyd Avenue (the "Property"). The SUP would authorize (a) an eight feet (8') tall fence, (b) zero setbacks solely on the Crenshaw and Nansemond sides of the Property, and (c) construction within alleys with no public street frontage on otherwise by-right residential buildings.

The applicant, In The Alley, LLC (the "Applicant"), proposes to construct **three (3) two (2) story buildings** on the Property (the "Project"):

- (a) one (1) building 3,600 square feet in size with two (2) residential dwelling units, and
- (b) two (2) single-family buildings of 3,000 and 1,600 square feet, respectively.

The three (3) buildings comprising the Project are planned on one (1) existing contiguous parcel bordered by four (4) alleys and an existing garage building, all generally bounded by Floyd Avenue, Ellwood Avenue, North Crenshaw Avenue, and North Nansemond Street, all as shown on the plans submitted with the application in this matter. The Property is currently zoned R-6 Residential and is located in the Museum District. The R-6 district generally permits single-family and two-family residences in the manner proposed by the Applicant.

{01089211;v2}

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1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

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P: 703-485-3535 F: 703-485-3525

Properties surround the Property are also zoned R-6 and occupied by a mix of single-family and two-family dwellings. Some properties on the surrounding block contain office uses. A specific area of existing parking located on the Property will not be disturbed by the Project. This specific parking area of the Property is subject to an easement benefiting a commercial office property on the block. The Applicant does not expect any impacts to this parking area.

The Master Plan Land Use Plan generally recommends “Single-Family Medium Density” for the subject and surrounding properties and there is additional specific text guidance contained elsewhere in the Master Plan that is supportive of the request. More specifically, as it relates to the Museum District, the Near West chapter Land Use Policies and Strategies state that “[the Museum District] is identified on the Land Use Plan map as appropriate for the continuation of a wide range of residential uses (with varying housing styles and residential densities)” The same section indicates that “while the Land Use Plan map does not provide specific details regarding the exact location of each type and density of residential and commercial uses, it is intended to reflect the importance of maintaining such a mix in this urban residential neighborhood.” Finally, the request is consistent with a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter. These goals include, among other things, a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

We would also note key findings of community engagement in the ongoing Richmond 300 Master Plan update. The Richmond300 process has found that “vacant parcels where there are no buildings on a lot ... may decrease the perception and actual safety of neighborhoods. Strategies to reduce the number of vacant buildings and parcels may increase the overall safety of neighborhoods.” (Source: City of Richmond Planning and Development Review, 2018).

STANDARD OF REVIEW

The request addresses the following factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed SUP will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP is consistent with the recommendations of the Master Plan related to the Property. It would contribute to the general welfare of the community by, among other things, eliminating a vacant or otherwise little used surface parking and garage parcel that could attract - and has attracted - nuisance and dumping activity, providing light and eyes on the street and alleyway in the form of new residents, using the Property in manner better than for underused parking, and enhancing the visual appearance of the alley.

{01089211,v2}



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

The proposed SUP will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Master Plan and its design principals. There will be an overall reduction in parking spaces, and accordingly traffic, on the existing parking lot causing a corresponding reduction in use by vehicles. It is important to note that notwithstanding the overall reduction in spaces, the parking provided for each of the dwelling units will be in excess of normal zoning requirements, mitigating any guest parking impacts.

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

The Property is to be constructed 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. Existing fire hydrants are located within the safe, appropriate distance established by the Fire Department for the Property.

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

The proposed SUP will not tend to over crowd the land or create an undue concentration population. The development is consistent with the pattern of development in the surrounding block and is consistent with the Master Plan.

- *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 SUP would not adversely affect the above referenced City services. The Applicant proposes to screen garbage cans on the Property, and is proposing pervious surfaces that would, in aggregate, increase the pervious area in the property with plantings and rainwater collection on site, reducing existing storm water runoff throughout the alley.

- *Interfere with adequate light and air.*

The proposed SUP will not interfere with adequate light and air. The buildings are low scale with space provided around the buildings for light and air flow, consistent with the historic development pattern in the area and the desired urban form for the area.

In the interest of transparency and to show the Applicant's authentic and long history of community engagement in order to inform this application, responsiveness to neighbor concerns, and diligence to respond to staff comments, we attach a summary of community meetings, community communications, and meetings with staff as **Schedule A**. We also attach a summary of changes made in response to concerns raised in those meetings as **Schedule B**.

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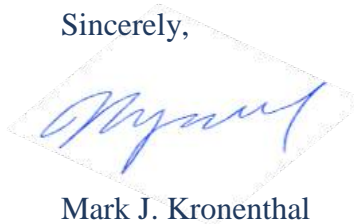
8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

In summary, the Applicant enthusiastically seeks approval of the construction of the Project. This propose represents an optimal small scale residential infill development for this location. In exchange for approval, the aesthetic and quality assurances conditioned through the SUP would guaranty the construction of higher quality dwellings than might otherwise be developed, and higher quality buildings than if the Property continued in its existing uses solely for parking. The Project would contribute to the vibrancy of the block through the provision of an appropriate urban form that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal

Enclosures

cc: The Honorable Andreas Addison

{01089211.v2}



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Schedule A

MEETINGS AND COMMUNITY COMMUNICATIONS SUMMARY

2016

Museum District Association (MDA) Zoning Chair Meeting
October 3, 2016

MDA Board of Directors Meeting
December 15, 2016

2017

Mail-out/Invitation to Neighbors in the Block (letter and then-current plans)
Approximately January, 2017

Neighborhood/Block Meeting
January 28, 2017

Meeting w/ City Planning & Development Staff February 1, 2017

Meeting w/ City neighbor holding easement
March, 9, 2017 at 3pm.

Meeting with Planning & Development Review Committee & City Staff
March 30, 2017

Meeting with Planning & Development Review Committee & City Staff
August 1, 2017

Mail-out/Invitation to Neighbors in the Block (with letter & information)
Approximately November, 2017

Neighborhood/Block Meeting
November 11, 2017

2018

Meeting w/Planning & Development Staff
Feb 1, 2018

MDA Board of Directors Meeting
October 3, 2018

Meeting with Planning & Development Review Committee & City Staff
October 18, 2018

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Schedule B

ENHANCEMENTS IMPLEMENTED BASED ON STAFF AND COMMUNITY MEETINGS:

- Reduction of proposed dwelling units
- Green infrastructure and plantings
 - o Added tall evergreen screening plantings and native low growing plantings on Ellwood side
 - o More green space on Ellwood side within the 5' setback
 - o Rainwater collection for plantings below the courtyards in large underground cisterns
 - o Reduced storm water runoff via additional added green space and additional pervious pavers
- Reduced overall area of buildings
- Enhanced setbacks
- Changed from multi-family apartments to single family and duplex
- Removed elevated porches on Ellwood side, added elevated porch to unit A on Floyd side Now ground level shared and screened courtyard/patios
- Added articulation in the form of solar shading and pergolas on the Ellwood side
- Provided on-grade screening for HVAC and garbage cans

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**In The Alley LLC – Crenshaw Mews
Frequently Asked Questions Update**

Neighbors of the In The Alley LLC “Crenshaw Mews” Special Use Permit (“SUP”) proposal for four (4) residential units at 3415A Ellwood Avenue have recently provided the Applicant with copies of a circulated petition, which petition contains several inaccuracies. In order for neighbors to have accurate information on which to base their opinion, the Applicant would like to provide the following clarifications:

Petition Inaccuracy: “A Special Use Permit (SUP) was previously submitted in 2017 and over fifty neighbors signed a petition in opposition and approval was denied.”

Fact: The proposal has been evolving over several years and no application has been previously denied by the City. The Applicant’s principal did pause the application process for a period due to his cancer treatments. The application materials have significantly evolved since 2017 plans – the version submitted with the SUP is the 4th iteration of the plans presented to neighbors, incorporating comments given by the surrounding neighbors over a long period. The SUP has only recently been formally submitted and is at the beginning stages of review with many future opportunities for comment.

Petition Inaccuracy: “The overflow of parking will have a domino effect on all the surrounding areas.”

Fact: The SUP proposal has more parking spaces than it has bedrooms. The 4 residential units with a combined total of 9 bedrooms have off-street parking spaces onsite for each bedroom plus 2 extra spaces. This parking exceeds what most any other property on the surrounding block provides - only 4 of the approximately 34 residential units nearby have off-street parking for either residents or visitors.

Neighbor Question: Will existing office user parking be displaced from the SUP property?

Answer: No. A specific area of existing parking located on the SUP property will not be disturbed and is located within a separate easement area held by the office user. The Applicant does not expect any impacts to this parking area.

Neighbor Question: “Does the Museum District have room for growth?”

Answer: Yes. Infill growth like the SUP is supported in the City’s adopted Master Land Use Plan and the draft Richmond 300 Master Plan. Specifically to the Museum District, the Near West chapter Land Use Policies and Strategies portion of the Master Plan provides that “[the Museum District] is identified on the Land Use Plan map as appropriate for the continuation of a wide range of residential uses (with varying housing styles and residential densities).” The SUP is consistent with the goals of the Master Plan Neighborhoods and Housing chapter desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse. The Richmond 300 Master Plan update process has found that “vacant parcels where there are no buildings on a lot ... may decrease the perception and actual safety of neighborhoods. Strategies to reduce the number of vacant buildings and parcels may increase the overall safety of neighborhoods.”

Neighbor Question: “Can fire trucks and emergency services access any emergencies within the proposed project?”

Answer: Yes. The customary pre-application discussions with City staff included a close review of the alley configuration and hydrant access, which review will be updated as part of the SUP review.

**Quotes & Comments Applicable to
Crenshaw Mews September 9, 2020**

Andreas Addison

RTD August 28, 2020

“Future revenues generated from attracting new private investment in developments that grow our tax base must be leveraged to transform our city.”

Tax base will grow by a minimum of 800%, most likely 1000%

Stephen Versen-Zoning Chair

MDA Columns Magazine 2107

Demand for Alley Construction Grows

“Two important ways that our neighborhood appears to be an **ideal candidate** for new ADUs and Alley Homes is the Museum District’s walkability and its existing mix of housing.

The Museum District is perhaps the most livable community in the entire region for those who don’t own a car, making ADUs located here suited for the active elderly or Millennials who don’t own a car and prefer smaller living spaces.

Second, our neighborhood is distinguished by a variety of housing types: row houses, garden apartments, detached single family homes, duplexes and traditional apartments. This means an influx of ADUs and Alley Homes **would not change the character of the neighborhood** as much as if this were exclusively a neighborhood of detached family dwellings. **In fact, these new dwellings could make the neighborhood more like itself**-a relatively dense, vibrant, mixed-use residential neighborhood with diverse mix of people and housing options.

Lastly, there are also the positive benefits that will accrue to our alleys, as they become a place where people, and not just our cars and trashcans, live. **These new residences in our alleys will help make our alleys cleaner, safer,** and put more pressure on the City to better maintain the alleys.”

Notes:

Bold is by me.

This article was accompanied by a photo of a 2 story brick building with 2 garage doors opening into the alley. The caption read “Here is an example of quality alley construction”.

Active Elderly are my primary target tenants. The Ellwood alley is overgrown and not cared for with trashcans and and trash and residents cars encroaching on the alley. Photo is very similar to our project.

Stephen Versen-President

MDA Columns Magazine 2018

“One thing I am passionate about is our urban forest. **The trees in our neighborhood add to the Museum District’s character, providing beauty for residents to enjoy and refuge for wildlife. In addition, they provide the very practical benefits of improved air quality, increased property value and natural shade,** which can help reduce summertime air conditioning costs.

Every new MDA president comes in with a goal or legacy in mind, **I want mine to be an increased appreciation for our urban forest and a significant increase in the new number of trees planted in our neighborhood”**

Notes:

Bold and underline is by me.

We will be making a significant increase in trees and plants.

Richmond 300 Master Plan Draft

City of Richmond Planning and Development Review

September 2018

“vacant parcels where there are no buildings on a lot ... may decrease the perception and actual safety of neighborhoods. Strategies to reduce the number of vacant buildings and parcels may increase the overall safety of neighborhoods”

Richmond 300 Master Plan Draft

City of Richmond Planning and Development Review

June 2020

Big Move

Re-Write the Zoning Ordinance

Pg. IV

“Direct growth to appropriate areas while maintaining and creating new authentic neighborhoods adjacent to enhanced transit.”

Goal 13

Pg. 137

“In 2017, real estate tax income accounted for 33% of the City's total budget. Property tax is the single largest source of income for the City. These revenues are critical in providing vital services to city residents, such as public safety, infrastructure, and public education.”

Tax base will grow by a minimum of 800%, most likely 1000%

Goal 14

Pg. 140

“Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones— both rental and owner occupied—throughout the city.”

Objective 17.6

Pg. 165

“Reduce urban heat, prioritizing areas with a high heat vulnerability index rating

c. Design neighborhoods with a variation in building heights to encourage air circulation

d. **Encourage redevelopment of surface parking lots into mixed use developments** - potentially taxing properties with parking lots as a primary use at a higher rate

e. Increase the tree canopy and overall green spaces throughout the city”

The accompanying chart shows this area as the highest on the vulnerability index.

Objective 17.2

Pg. 162

“Reduce light pollution

a. Seek and develop strategies to achieve certification as an International Dark Sky Association International Dark Sky Community

b. Install hooded light fixtures on public rights-of way and buildings to reduce light pollution and reduce impact on nocturnal species”

Our plans show our adherence to the Dark Sky association strategies.

Planning for a Post Pandemic World

Pg. 16

“More balconies and porches: **The number one feature respondents (over 80%) believe individuals will want in their home is a private balcony or porch.**”

Despite this fact, we removed these from our original design due to neighbor pushback.

Notes:

Bold and underline is by me.

CRENSHAW MEWS

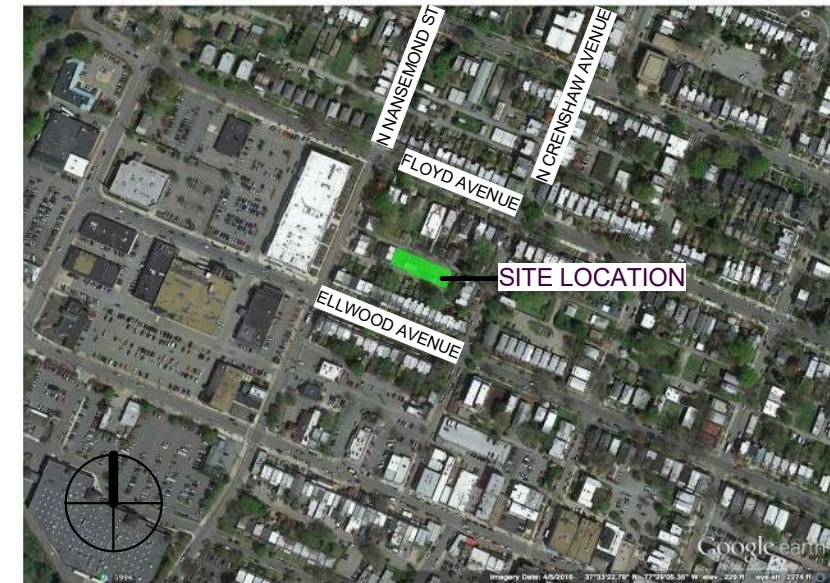
PROJECT DESCRIPTION: New construction of three two-story buildings: a 3,600 sf duplex and two single family residences, 3,000 sf and 1,600 sf each. The three adjacent buildings are planned on one existing contiguous parcel bordered by three alleys and an existing garage, all bound by Floyd, Ellwood, and N. Crenshaw Avenues, and N. Nansemond Street.

BUILDING AREAS		
Building A	First Floor	1505 SF
Building A	Second Floor	1513 SF
Building B	First Floor	1792 SF
Building B	Second Floor	1792 SF
Building C	First Floor	723 SF
Building C	Second Floor	847 SF
Grand total		8171 SF

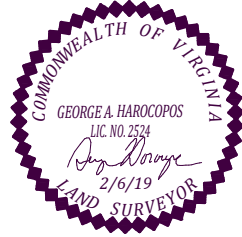
DRAWING LIST:
 G0 COVER SHEET
 G1 SURVEY PLAT
 G2 SITE CONTEXT RENDERING
 G3.1 EXISTING SITE UTILITIES: WATER
 G3.2 EXISTING SITE UTILITIES: SEWER
 G3.3 EXISTING SITE UTILITIES: GAS
 G3.4 EXISTING SITE UTILITIES: STREETLIGHTS
 A0 CONCEPTUAL SITE PLAN
 A1 CONCEPTUAL FLOOR PLANS
 A2 CONCEPTUAL ROOF PLAN
 A3 CONCEPTUAL ELEVATIONS, NORTH/SOUTH
 A4 CONCEPTUAL ELEVATIONS, EAST/WEST
 LS1 CONCEPTUAL LANDSCAPE PLAN
 SL1 CONCEPTUAL SITE LIGHTING PLAN

CODE WORKSHEET	
PROJECT NAME	Crenshaw Mews
OWNER	In The Alley, LLC
PROJECT ADDRESS	3415A Floyd Avenue
DISTRICT	R-6, City of Richmond
PROJECT NUMBER	3601.00

PROJECT DATA SUMMARY	
Authority Having Jurisdiction	City of Richmond, Permits and Inspections
Applicable Building Codes	International Residential Code, Virginia, 2015 Virginia Uniform Statewide Building Code, 2015
Cited References	Chapter 30, Zoning, of the Code of the Ordinances of the City of Richmond, Virginia (Adopted November 9, 2015)
Fire Suppression	None
Construction Classification	Type VA (Type 5 Protected)
Building Occupancy Use Group	R5



This is to certify that on 2/6/19
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.



NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE 'X' AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

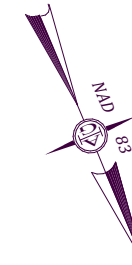
NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

LINE	BEARING	DISTANCE
L1	S 23°29'23" W	51.50'
L2	N 66°48'50" W	100.00'
L3	N 23°29'56" E	2.00'
L4	N 66°48'31" W	79.99'
L5	N 23°29'44" E	51.95'
L6	S 66°48'51" E	79.99'
L7	S 23°29'56" W	2.45'
L8	S 66°48'33" E	99.99'
L9	N 66°48'31" W	20.01'
L10	S 23°20'23" W	5.44'

ELLWOOD AVENUE

Top 224.09'
 Inv 213.89'**

Note: **= By Subtraction From City Utility Maps. Further Field Work For Verification May Be Needed.



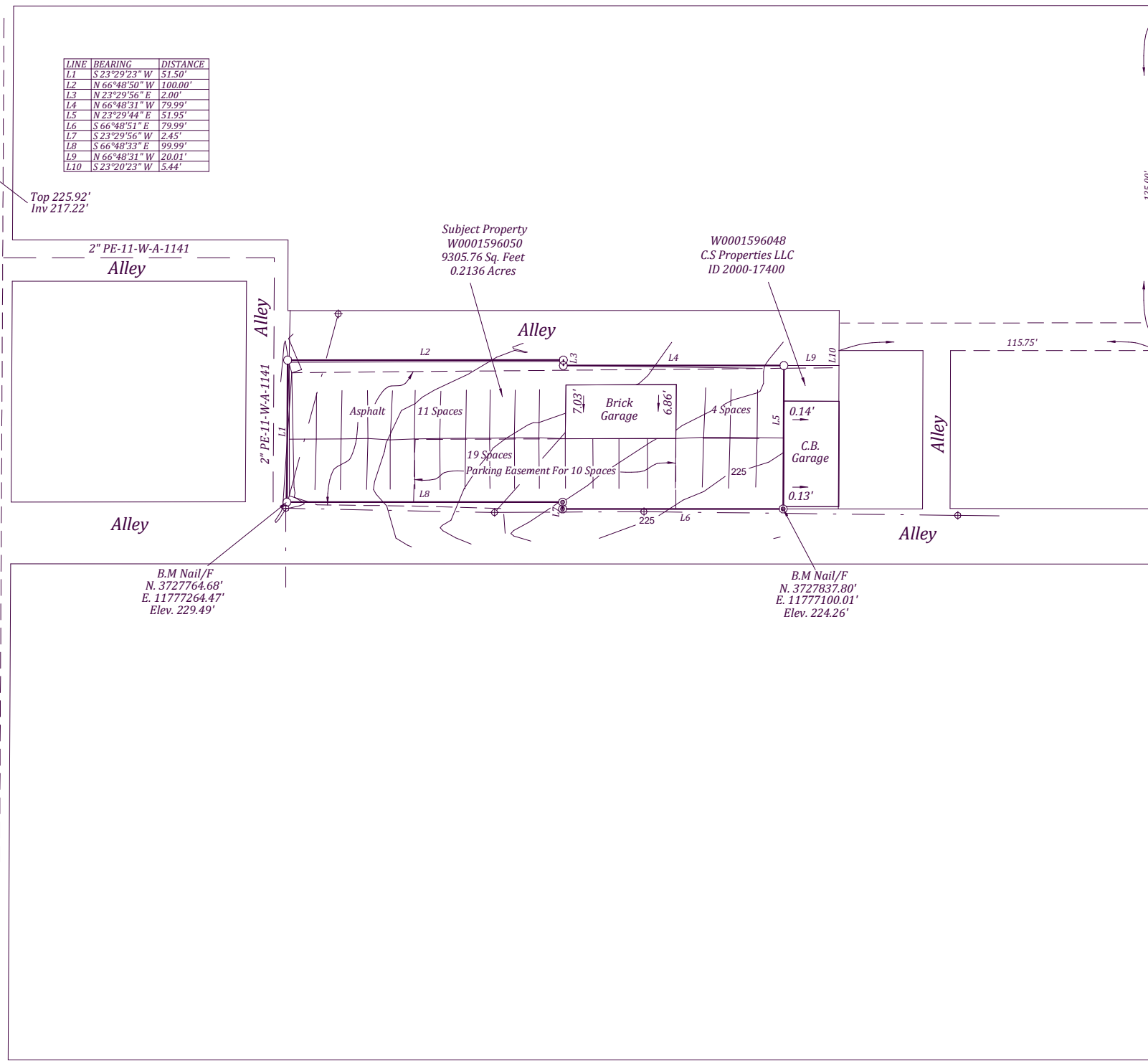
N. NANSEMOND STREET

N. CRENSHAW AVENUE

Top 224.63'
 Inv 215.22'

Top 222.33'
 Inv 213.13'**

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF DANTE DeCAPRI



6" CI-00-L
 15" TC
 2" PE-11-W-A-1141

Top 222.30'
 Inv 213.07'**

BOUNDARY AND TOPOGRAPHIC SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED ON
 TAX PARCEL W0001596050
 RICHMOND, VIRGINIA

IN 29588

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY., SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCPOST2@GMAIL.COM

Scale 1"=30' Date 2/6/19 Drawn by GAH

- LEGEND**
- ⊕ Power Pole
 - Rod/F
 - ⊙ Nail/F
 - ⊗ Man Hole



CRENSHAW MEWS
 Location - Crenshaw/Nansemond/Floyd/Ellwood Alley
 Client - In The Alley, LLC

Survey 1-50 - YR 2019
 SUP Submission
 Project number: 3601
 Date: 2/12/2020 | Drawn by: Author

Scale 1" = 50'-0"

G1

1 Plat Plan
 1" = 50'-0"



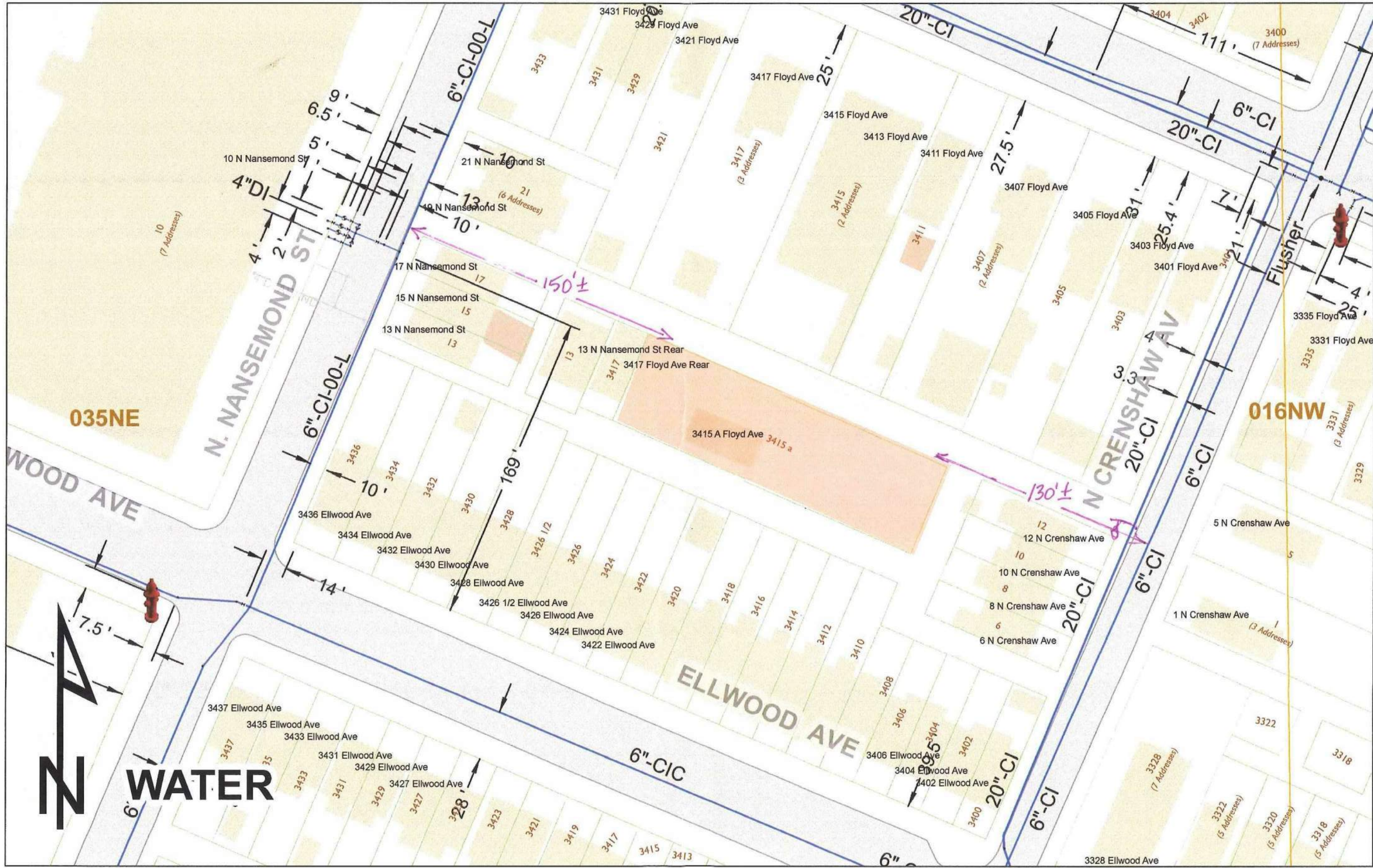
SITE CONTEXT VIEW: WEST



SITE CONTEXT VIEW: NORTH

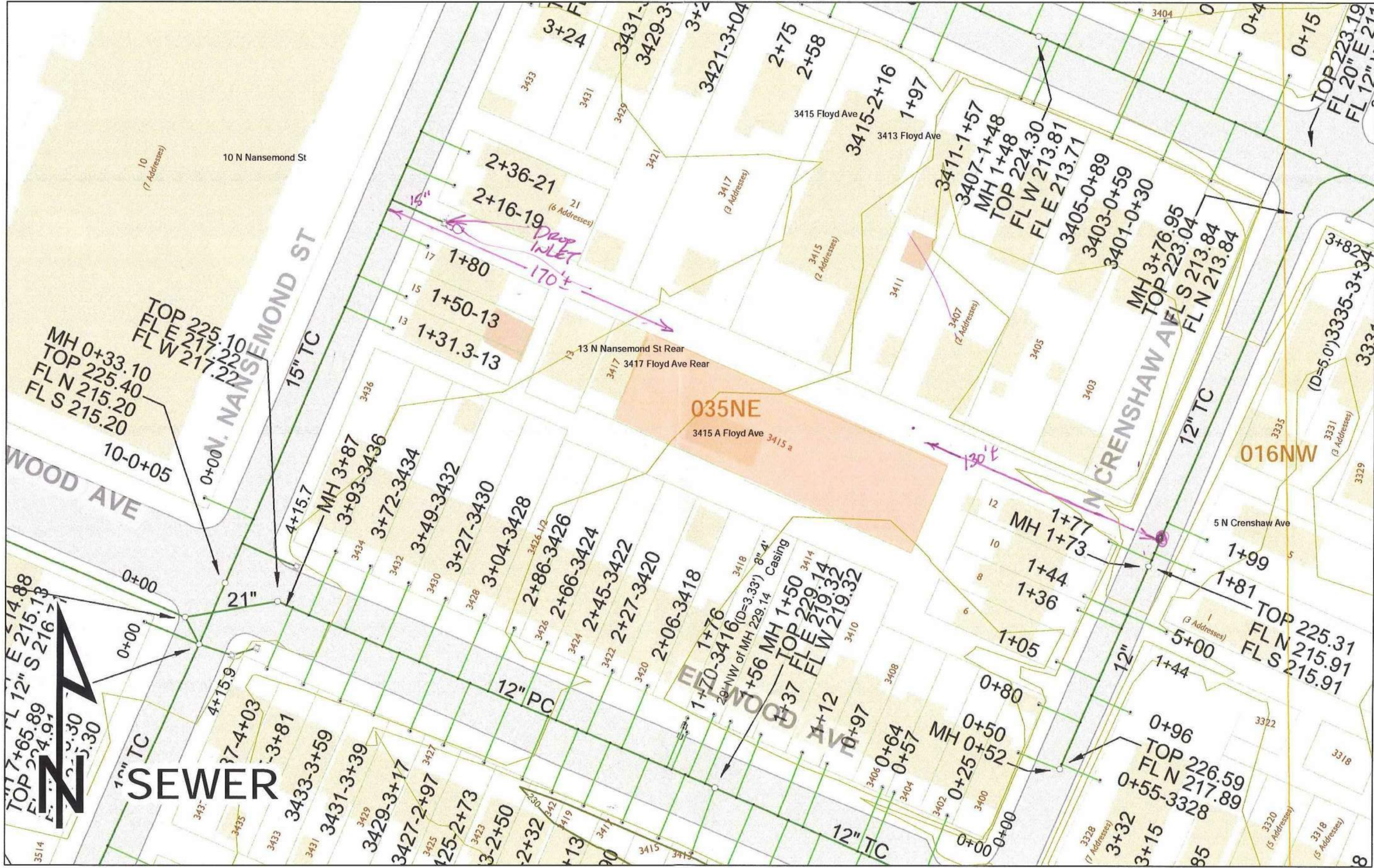
SITE DESIGN FEATURES

1. Single-family and duplex residences.
2. Provide contextual architectural character and scale with modern energy efficient technologies and high performance building envelope.
3. Retain residential component of block.
4. Improved safety from existing conditions via “eyes-on-alley” from new residents and security cameras.
5. No impact on street parking.
6. Reduction of paved parking area compared to existing condition.
7. Green infrastructure and plantings
8. Rainwater attenuation and collection for plantings below the courtyards in underground cisterns.
9. Ground level shared and screened courtyard/patios.
10. Tall evergreen screening plantings and native low growing plantings on Ellwood side in the five-foot setback.
11. On-grade screening for HVAC and garbage cans to improve quality of informal “back-of-house” areas and interactions, sense of community.
12. Provide additional tax base for area.



EXIST SITE UTIL - WATER
SUP Submission
Project number: 3601
Date: 2/12/2020 Drawn by: Author

Scale



EXIST SITE UTIL - SEWER

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

Scale

G3.2

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

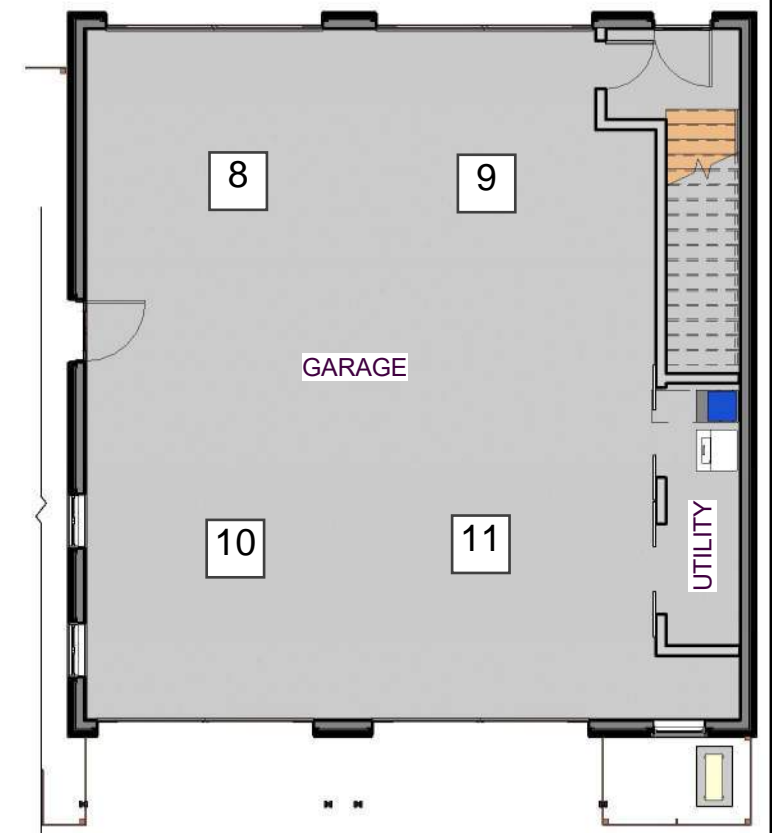
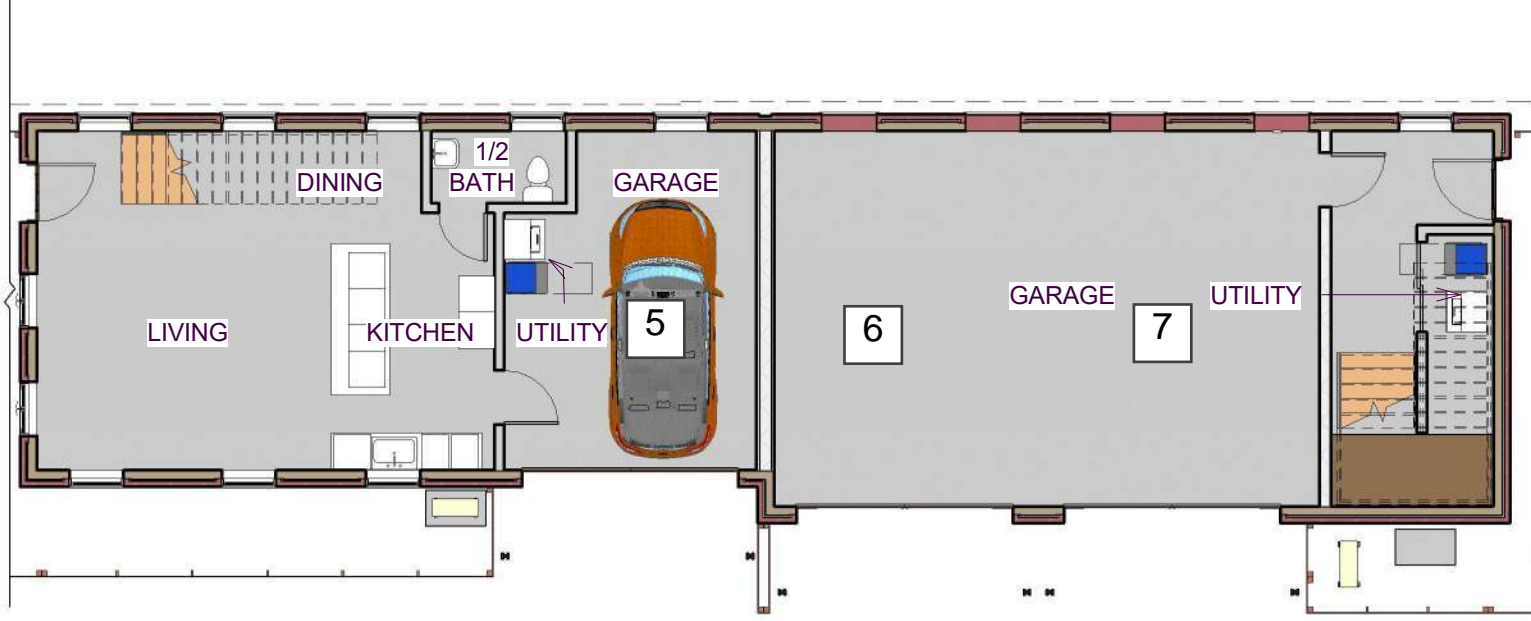
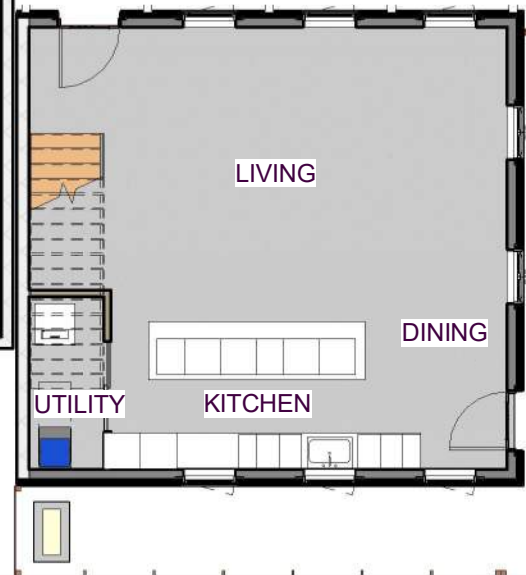


STREETLIGHTS

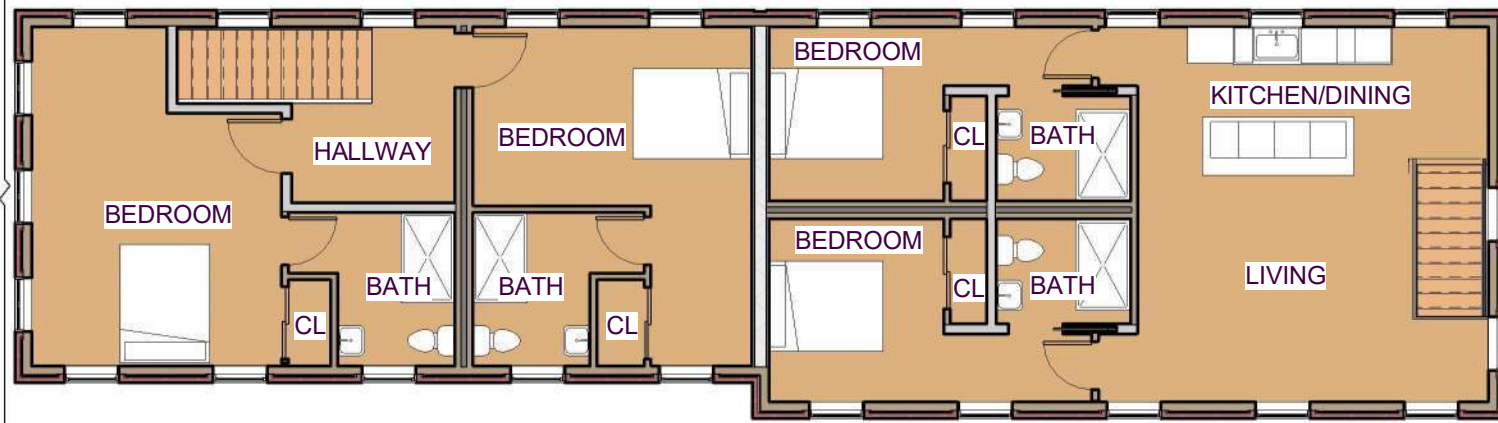
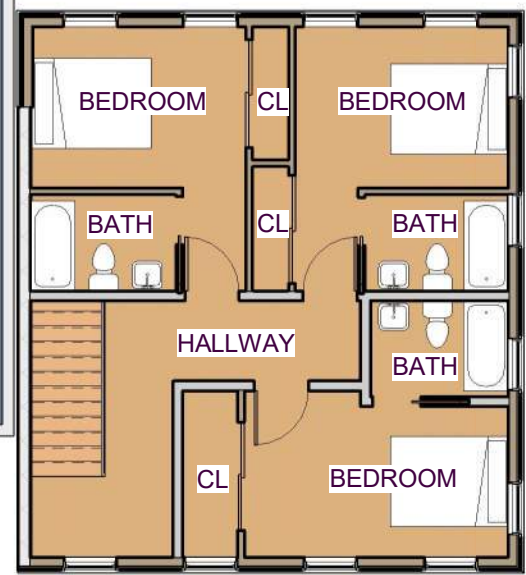
EXISTING STREET LIGHTS
SUP Submission
Project number: 3601
Date: 2/12/2020 Drawn by: sjk

Scale

SEE 1/A0 FOR LAYOUT OF FOUR
(4) SITE PARKING SPACES



① First Floor Overall
3/32" = 1'-0"



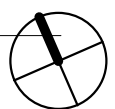
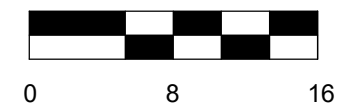
UNIT C

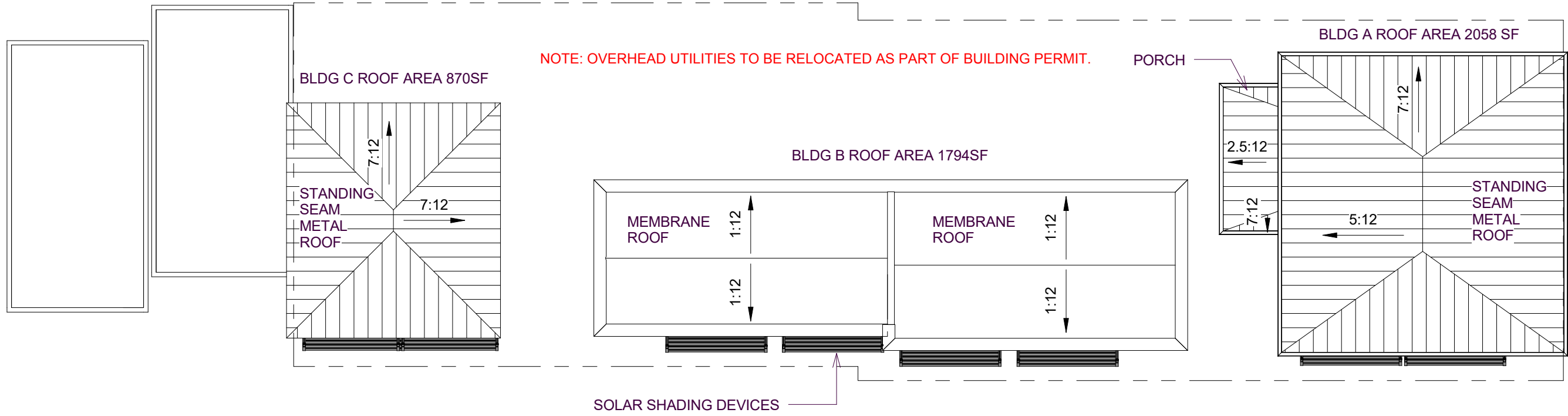
UNIT B2

UNIT B1

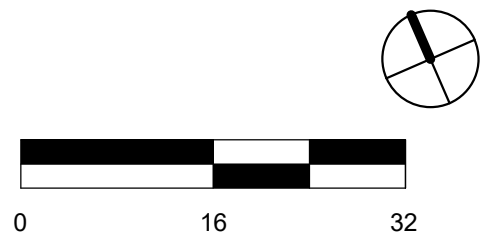
UNIT A

② Second Floor Overall
3/32" = 1'-0"



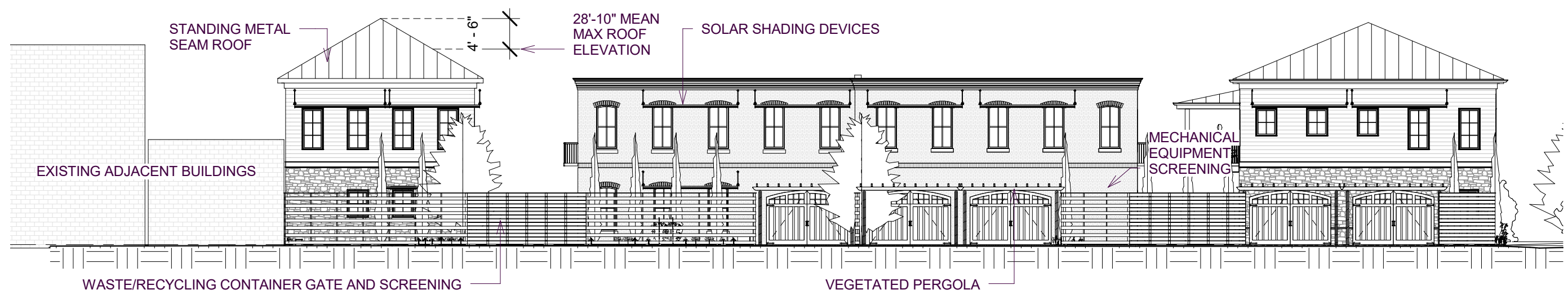


1 Roof Plan
1/16" = 1'-0"

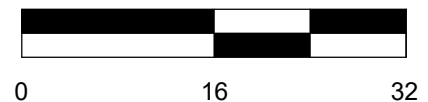




1 North Elevation
1/16" = 1'-0"

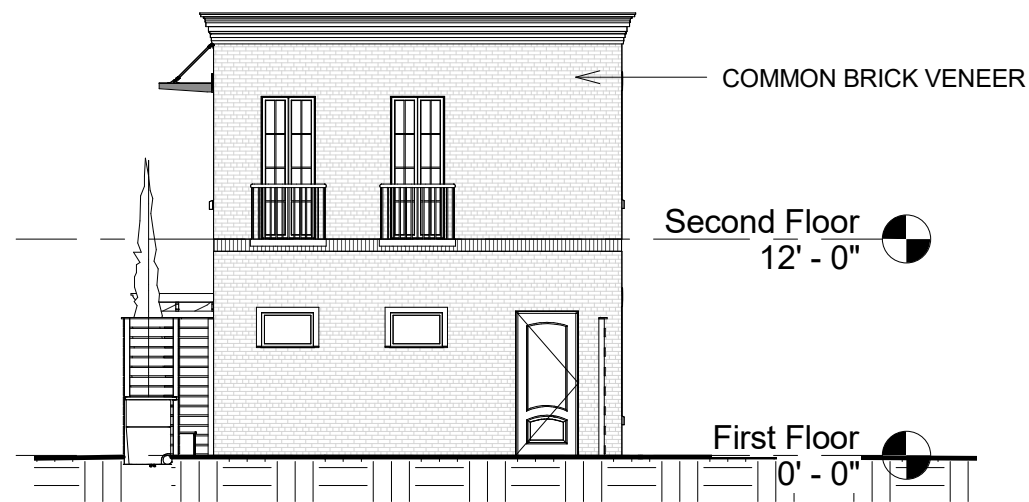


2 South Elevation
1/16" = 1'-0"





① East Elevation - Building A
3/32" = 1'-0"



③ East Elevation - Building B
3/32" = 1'-0"



⑦ West Elevation - Building A
3/32" = 1'-0"



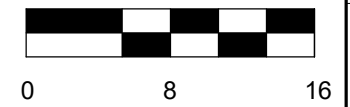
④ East Elevation - Building C
3/32" = 1'-0"

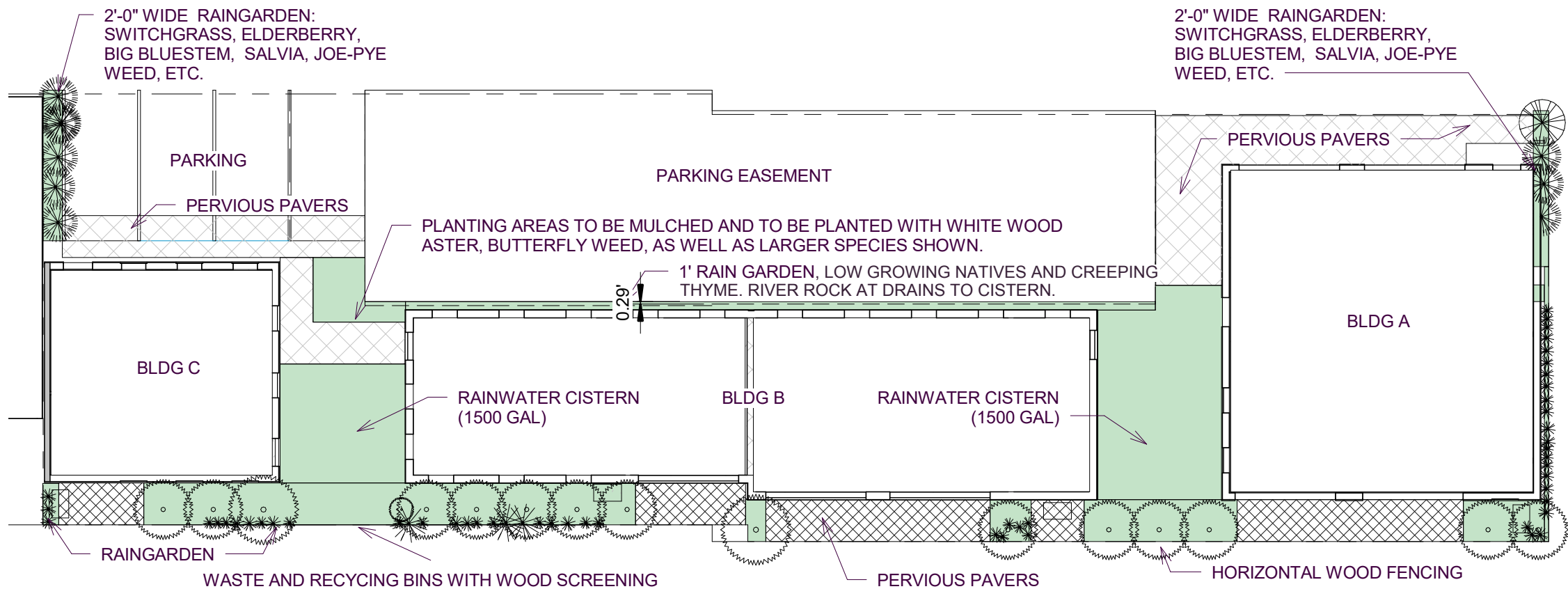


⑥ West Elevation - Building B
3/32" = 1'-0"



② West Elevation - Building C
3/32" = 1'-0"





PLANT SPECIES SCHEDULE

	VIRGINIAN JUNIPER (20')
	CHERRY TREE (15')
	GRAY BIRCH TREE (10')
	SWITCHGRASS (1'-6", 4'-6")
	LUPINE (1'-10", 3'-10")

NOTE: PLANT SPECIES LISTED AS EXAMPLES WHILE EQUIVALENT SPECIES AND ADDITIONAL LIKE SPECIES WILL BE ACCEPTED WITH PREFERENCE GIVEN TO NATIVE POLLINATOR FRIENDLY SPECIES.

① Landscape Plan
1/16" = 1'-0"

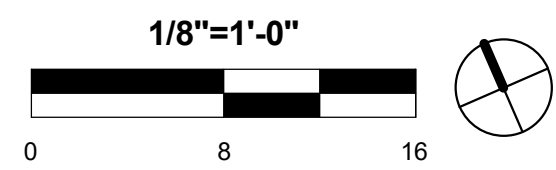
PERVIOUS SURFACE AREA IMPROVEMENTS

NOTE: R-6 ZONING ALLOWS 55% LOT COVERAGE.
TOTAL BUILDING FOOTPRINT (A,B,&C): 4,030 SF (43%)

- EXISTING: 0% OF 9305.76 SF
- NEW: PERVIOUS/ATTENUATED AREA: 5513/9305 = 59%
1290 SF PLANTED AREA
960 SF PERVIOUS PAVERS
5063 SF ROOF AREA (54%), RAINWATER COLLECTION
5513 SF TOTAL PERVIOUS OR DIVERTED/DELAYED RUNOFF
- NEW: REMAINING PARKING EASEMENT AND ACCESS
41% IMPERVIOUS AREA

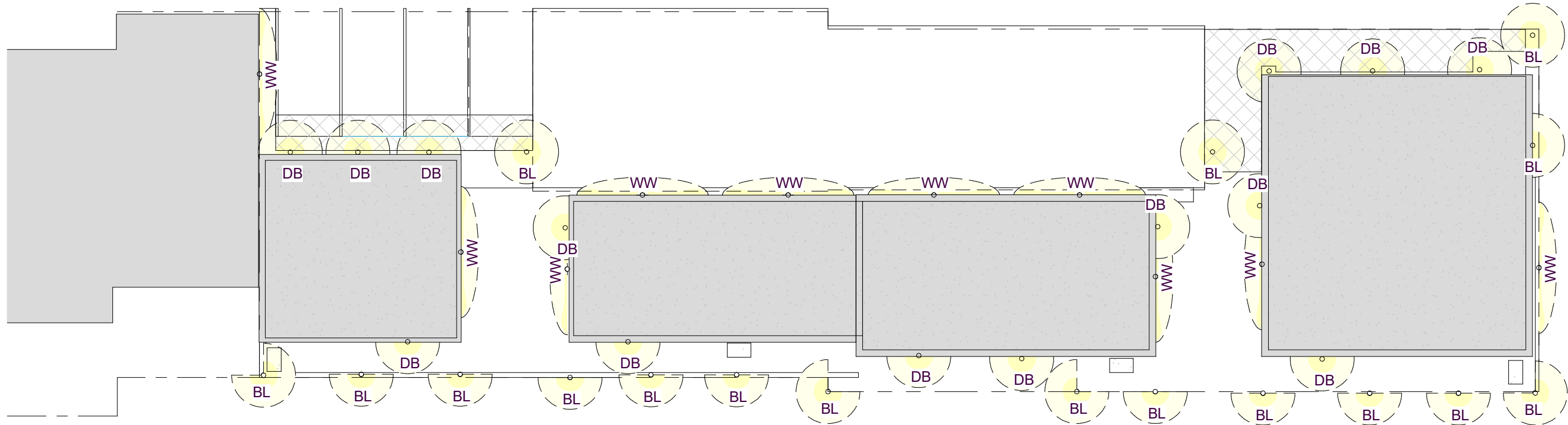
LOW IMPACT DESIGN STRATEGIES

- 3000 GALLONS OF ON-SITE RAINWATER STORAGE AND WATER SUPPLY FOR LANDSCAPING.
- 180 SF OF RAIN GARDENS TO FILTER PAVED PARKING RUNOFF.
- 480 VEGETATED FILTER STRIPS TO FILTER ALLEYWAY RUNOFF.
- 300 SF OF PLANTED PATIO WITH PERVIOUS SURFACES.
- 960 SQUARE FEET OF PERVIOUS PAVERS.



REAR YARD, FLOYD AVENUE RESIDENCES

ALLEY

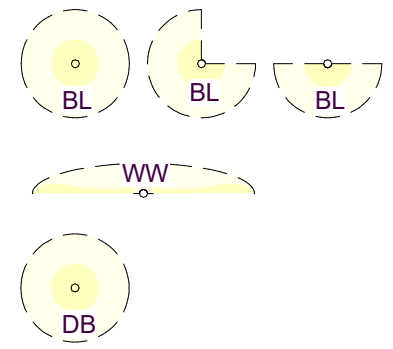


ALLEY

REAR YARD, ELLWOOD AVENUE RESIDENCES

REAR YARD, CRENSHAW AVENUE RESIDENCES

BEAM SPREAD DIAGRAMS

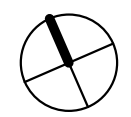
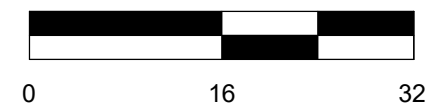


BOLLARD FIXTURE, GROUND-MOUNTED, IN 360, 270, AND 180 DEGREE CONFIGURATIONS

WALL WASHER FIXTURE, BUILDING-MOUNTED

DOWNLIGHT FIXTURE, BUILDING-MOUNTED

NOTE: ALL EXTERIOR LIGHTING TO MEET LOCAL ZONING REGULATIONS AND AT A MINIMUM ACHIEVE "FULL CUT-OFF" AND BE "FULLY SHIELDED". FOLLOW RECOMMENDATIONS OF THE **INTERNATIONAL DARK SKY ASSOCIATION** IN THE GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS.



Site Lighting

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

Scale 1/16" = 1'-0"

SL1