



December 8, 2017

BY HAND DELIVERY

Mr, Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 2825 M Street

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit (the "SUP") for the property known as 2825 M Street, identified as Tax Parcel E000-0527/007 (the "Property"). The Property is generally located at the southwest corner of North 29th and M Streets and contains 0.082 acres of land area. The property is currently vacant. The SUP would authorize the division of the lot and the construction of two single-family attached dwellings

The Property is zoned R-63 Multifamily Urban Residential and is located in the Church Hill North Old and Historic District. The R-63 district permits single-family attached dwellings, provided that the dwellings are located on lots containing at least 2,200 square feet of lot area. The Property contains 3,570 square feet of lot area, resulting in lot areas of approximately 1,785 square feet for each proposed dwelling. As the two proposed lots do not meet the R-63 lot area requirements, a special use permit is required.

Properties to the west, south and east are also zoned R-63 and are predominantly occupied by single-family dwellings. To the north, across M Street lies the George Mason Elementary School, the Ethel Bailey Furman Park and a City water tower on land that is zoned R-6. The Master Plan recommends Mixed-Use Residential for the Property and surrounding land to the west, south and east. The properties to the north are recommended for Public and Open Space and Single-Family (low density).

The proposed single-family attached dwellings would be three stories in height with a side-gabled style roof with dormers. The primary building material would be cementitious horizontal lap siding with parged foundation. Each of the new dwellings would contain approximately 2,048 square

feet of finished floor area with an option for a third floor bonus room containing an additional 448 square feet of floor area. Each dwelling would include 3 bedrooms and 2 ½ baths. The dwelling floor plans would be modern and would address the expectations for quality in today's market by including an open floor plan, spacious bedrooms and living areas, en suite master baths, walk-in closets, and sizable porch areas.

In exchange for the SUP, the intent of this request is to allow for the development and sale of as high quality, single-family attached dwelling units as home ownership opportunities, thereby addressing objectives of the Master Plan. The project's exterior was designed with careful consideration of the historic district guidelines and application has been made for a certificate of appropriateness from the Commission of Architecture Review (CAR). CAR review and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning and nonconforming use regulations.

The project would be consistent with the existing neighborhood character and the urban scale, density and pedestrian orientation that are suggested by the R-63 district statement of intent. Located on a corner lot, the proposed use of the Property would be less intense than the nonresidential corner-commercial uses which could otherwise be developed by-right on the Property. This includes restaurants, grocery stores, and personal service uses of up to 1,500 square feet in floor area. The proposed residential density would also be less than that of multi-family dwellings which are permitted within the R-63 district at a density of 1,000 square feet of lot area per dwelling unit.

The following are 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 special use permit 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 nearby community. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***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 to nearby residential neighborhoods. The traffic generation for two single-family attached dwellings will be negligible and will be substantially less than that associated with corner commercial uses which would be permitted by right for the Property under the R-63 guidelines. As such, the SUP will not create 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 SUP will not tend to over crowd the land or create an undue concentration of population. The R-63 intent is to provide for this type of density in an urban setting. The proposed residential density be less than that of multi-family dwellings which are permitted within the R-63 district by-right at a density of 1,000 square feet of lot area per dwelling unit.

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

The special use permit amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of two single-family attached dwellings. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of higher quality dwellings than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block though 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 R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille