



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: 1031; 1031 Rear; 1101 Fourquaren Lane Date: 11/2/20

Tax Map #: See Applicant Report Fee: \$2,400

Total area of affected site in acres: 3.596

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

Zoning

Current Zoning: R-53 (1031); R-5 (1031R; 1101)

Existing Use: Vacant Land

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Multi-family housing

Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2012-013-24

Applicant/Contact Person: Chris Yenson

Company: Commonwealth Catholic Charities Housing Corporation

Mailing Address: 1601 Rolling Hills Dr

City: Richmond State: VA Zip Code: 23229

Telephone: (804) 426-8122 Fax: (804) 823-9338

Email: chris.yenson@cccovfa.org

Property Owner: Catholic Diocese of Richmond

If Business Entity, name and title of authorized signee: Charles D. Mikell, Director of Real Estate

(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: 7800Carousel Lane

City: Richmond State: Va Zip Code: 23294

Telephone: (804) 622-5255 Fax: ()

Email: cmikell@richmonddiocese.org

Property Owner Signature:

Charles D. Mikell

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)



Applicant Report
Special Use Permit
1031; 1031R; 1101 Fourquare Lane
Richmond, VA 23222

Submitted by: Commonwealth Catholic Charities Housing Corporation
Chris Yenson, Director of Housing
1601 Rolling Hills Drive
Richmond, VA 23229

Introduction

Commonwealth Catholic Charities Housing Corporation is proposing to redevelop the former St. Elizabeth's Elementary School site located in Richmond's Green Park neighborhood. The school building located at 1031 Fourquare Lane was demolished in 2016. The school site, along with the adjacent lots (1031R, 1101 Fourquare Lane,) have been vacant for more than 30 years. The proposed redevelopment of the St. Elizabeth's site is in alignment with ongoing development throughout the neighborhood and nearby Brookland Park Boulevard corridor. To the south of the site, Dove Court has been redeveloped into a new rental community, Highland Grove. Additionally, plans are in development to build a new subdivision with single family housing on the former armory site to the south. To the north, Highland Park Senior Apartments now occupy a former vacant school building, and the same developer has a 76-unit apartment complex in development on Brookland Park Boulevard.

Commonwealth Catholic Charities Housing Corporation is proposing to redevelop the site into a new multifamily residential community on approximately 3.6 acres of land on Fourquare Lane. The site includes the following parcels:

1031 Fourquare Lane; N0000803002; The Catholic Diocese of Richmond is the owner; CCCHC has an option to lease.

1031 Rear Fourquare Lane; N0000803063; The Catholic Diocese of Richmond is the owner; CCCHC has an option to lease.

1101 Fourquare Lane; N0000803004; The Catholic Diocese of Richmond is the owner CCCHC has an option to lease.

Commonwealth Catholic Charities Housing Corporation is requesting a Special Use Permit (SUP) to permit the construction of multifamily residences and on-site parking. The requested SUP is in

alignment with redevelopment occurring in this part of the City and will facilitate the return of vacant land to productive use and the development of much-needed housing units.

Current Conditions

The property is in the Green Park neighborhood on Fourquare Lane. Green Park is bounded by East Brookland Park Boulevard to the north, Richmond-Henrico Turnpike to the west, Dove Street to the south, and 2nd Street to the east. The property was the site of the St. Elizabeth's Catholic School, demolished in 2016. The site is currently vacant land. The primary parcel, 1031 Fourquare Lane, is 2.2 acres and currently zoned R-53. The adjacent parcels, 1031R and 1101 Fourquare Lane, are zoned R-5.

The neighborhood is characterized by single family homes with a range of architectural styles, from cape cods to larger foursquares and Victorians. Institutional buildings like Hotchkiss Community Center and Overby-Sheppard Elementary School provide educational and recreational opportunities. Two blocks to the north is Six Points, a commercial hub at the intersection of Brookland Park Boulevard, 2nd Ave, Dill Ave, and Meadowbridge Road. The revitalization of Six Points can be credited, in part, to the work of Storefront for Community Design and the 6-PIC innovation center. Storefront for Community Design has also played a vital role in the design and community outreach processes of this proposed development.

The eastern side of the site is home to St. Elizabeth's Catholic Church, located on the corner of Fourquare Lane and 2nd Avenue.

Proposal

The proposed development includes the construction of 14 manor-style apartment buildings, a central leasing office and community building, and outdoor recreational space. Each 3-story building will consist of 4 individual units; the development will not exceed 56 total units with a mix of one, two, and three-bedroom apartments. The site will contain 76 new parking spaces for apartment residents and guests, 1.357 spaces per unit. All existing parking used by St. Elizabeth's Parish will be preserved. The development will be centered around a promenade which will feature a park garden, trees, plantings, and seating. The proposed landscape and lighting plan is attached.

The proposal was developed with input from a variety of community organizations throughout 2019 and 2020. Parish leadership from St. Elizabeth's Church has been engaged and instrumental throughout the formulation of the redevelopment plan. Additionally, the Green Park Civic Association, Highland Park Quality of Life, and 5th Street Baptist Church have been engaged during the planning process.

Findings of Fact

The proposed Special Use Permit:

Will not be detrimental to the health, safety, morals, and general welfare of the Green Park community.

The proposed SUP will allow for the development of much-needed safe, decent, affordable housing. The inclusion of first floor accessible units will allow longtime residents to remain in the community and age in place, and new residents will add to the vibrancy of the community and increase the safety for surrounding neighbors. Furthermore, development on the site will increase the City's tax base.

Will not create congestion in streets, roads, alleys, and other public ways and places.

On-site parking will provide sufficient parking for residents and will not impede local traffic. Additionally, all existing parking presently located on 1101 Fourquare Lane will remain for exclusive use by the St. Elizabeth's Parish.

Will not create hazards from fire, panic, or other dangers.

The proposed development's site plan has been designed to accommodate site access and infrastructure for fire department and emergency personnel.

Will not overcrowd the land and cause undue congestion.

The proposed project includes 1.357 parking spaces per unit and will adequately serve the residents. The proposed development is designed in a manor house style to preserve open space and blend in with the character of the neighborhood.

Will not adversely affect or interfere with public or private schools, parks, playground, water supply, sewage disposal, transportation or other public requirements, conveniences, and improvements.

The proposed development represents new investment in a neighborhood that has been underserved for decades and will bring new resident to the area. Existing transportation and utility infrastructure are in place and sufficient for the new development.

Will not interfere with adequate light and air.

The proposed development will have adequate light and air and will not adversely affect light and air for the existing neighborhood.