



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/>

SUP-056357-2019

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: 2615, 2617 and 2619 West Cary Street Date: 05/30/2019
 Tax Map #: W000/1158-007, 008, 009 Fee: _____
 Total area of affected site in acres: 0.17 acres

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

Zoning

Current Zoning: B-6 Mixed-Use Business District

Existing Use: Three two-family attached dwellings

Proposed Use

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

Three two-family attached dwellings operated as a tourist home (short term occupancy)

Existing Use: Three two-family attached dwellings operated as a tourist home (short term occupancy)

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 11 South 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Bowling Bragdon R & Catherine M

If Business Entity, name and title of authorized signee: _____

(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: 2720 Rettig Road

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 912-7183 Fax: ()

Email: david.bradshaw185@gmail.com

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)

APPLICANT'S REPORT

*June 4, 2019,
Revised July 31, 2019*

*Special Use Permit Request
2615-2619 West Cary Street, Richmond, Virginia
Map Reference Number: W000-1158/007, 008, and 009*

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 11 South 12 th Street, Suite 500 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit ("SUP") for 2615 through 2619 West Cary Street ("the Property"). The SUP would authorize the use of three existing two-family attached dwellings as tourist homes that do not conform to the underlying B-6 Mixed-Use Business District zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on South side of West Cary Street between South Robinson and South Mulberry Streets. The Property is referenced by the City Assessor as tax parcels W000-1158/007, 008, and 009. The Property consists of three individual lots of record, each of which are approximately 20' wide by 120' in depth. The Property contains approximately 7,296 square feet of lot area, and has access for parking at the rear via an improved east-west alley. Each of the three lots are improved with a two-family attached dwelling. The existing buildings were built circa 1920 and, collectively, contain 6 dwelling units and a total of 5,174 square feet of finished floor area. The six dwelling units are currently occupied together as professionally managed tourist homes.

The surrounding properties in the subject block are occupied by a mix of two-family dwellings, commercial offices, retail uses and restaurants. This block is situated between the Carytown Service Center, less than two blocks to the west, and the Cary Street Station mixed-use development to the east. The Cary Street corridor in this area contains a mix of commercial use of varying intensities along with two-family and multi-family residential uses. A mix of residential uses including single-family, two-family and multi-family dwellings can be found to the south along Parkwood Avenue and beyond. Similarly, multi-family, two-family, and single-family dwellings are located to the west along South Boulevard and in the vicinity of the intersection of South Mulberry and West Main Street.

EXISTING ZONING

The Property is zoned B-6 Mixed-Use Business. The surrounding properties to the north, south, east and west are also zoned B-6. Properties further to the west, along the Boulevard are zoned R-48 Multi-family residential while Properties to the south along Parkwood Avenue are zoned R-7 Single and Two-Family Urban Residential. A mix of Urban Business and R-7 districts are located to the north along West Main Street.

MASTER PLAN/POLICY GUIDANCE

Supporting policy for future land use in this block is included in the Richmond Master Plan 2000-2020 (the "Master Plan"), adopted by City Council on January 8, 2001. The Master Plan Near West Planning District Land Use Plan designates the subject property "Community Commercial". This classification includes office, retail, personal service, and other commercial and service uses. The Master Plan Near West Land

Use Policies and Strategies recognized this block as being appropriate for the expansion of the Carytown Service Center, which it indicates should be expanded east to Robinson Street. The property was rezoned to the current B-6 zoning designation in 2007 in order to better reflect this designation and encourage mixed-use development in accordance with existing development patterns in the vicinity. This request is consistent with the mix of uses called for by the Master Plan. It is respectful to the existing, historic development pattern in the vicinity while encouraging a walkable urban environment and greater patronage of the Carytown Service Center and other nearby uses.

Proposal

PROJECT SUMMARY

The applicant wishes to authorize the use of three existing two-family attached dwellings for use as tourist homes. This use is consistent with the historic use of the properties which has always been residential. The tourist homes would allow the two-family dwellings to serve as a hospitality use with dwelling units available for occupancy by guests for periods of less than one month. This would provide unique guest accommodations as options for members of the traveling public, including those with families, who are desirous of the ability to reside at a property that is residential in scale and character during their stay in the City.

PURPOSE OF REQUEST

The current B-6 zoning permits the occupancy of the two-family dwellings by right. In addition to a wide range of commercial uses, the B-6 district also permits dwellings provided that the lease terms run at least thirty days. However, the owner wishes to rent the dwellings as guest accommodations for the traveling public on a less-than monthly basis. This use would be permitted as a "tourist home" in certain commercial zoning classifications including the UB Urban Business district, where located nearby. However, while the B-6 district is arguably a more intense commercial district than UB, that use is not enumerated in the B-6 district as a principal use. Because the dwelling units would be occupied for periods of less than one month a special use permit is required.

In exchange for the SUP, the intent of this request is to accommodate a use that is beneficial to the surrounding area while also preserving and rehabilitating structures that are part of the existing fabric and which were originally intended for residential use. More specifically, this request would provide six high-quality, unique guest accommodations for use by the traveling public, where they may provide a positive impact due to the proximity to restaurants, retail, destinations/cultural attractions, transit, and pedestrian infrastructure.

PROJECT DETAILS

The three existing two-family attached dwellings would be occupied as six high-quality, spacious, one-bedroom dwelling units which would be available for occupancy as tourist homes. Each dwelling would be luxuriously furnished and would be designed to provide for the needs of the traveling public. The dwellings would be professionally managed. The dwellings would compare favorably with other multi-family dwelling projects in the vicinity that are available for long term rental. The buildings are part of the existing urban fabric and the proposed use is compatible with and complementary to the surrounding neighborhood.

Six off-street parking spaces would be provided on the site accessed from the alley at the rear of the Property. This is consistent with the requirement for the dwelling use under the B-6 regulations. Given that the Property would typically serve the traveling public with guests generally arriving in a maximum of one vehicle the provision of six off street parking spaces will more than adequately address the parking needs of the Property.

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 special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhood.

- ***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 associated with these uses. The proposed six units would be limited in size, type and scale and would be intended to provide for the convenience of occupants within walking distance of neighborhood destinations and would avoid any traffic or parking concerns by nature of the scale of the use and the parking proposed.

- ***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. This request only deals with terms of occupancy rather than permitted density. The six units are permitted as a matter of right.

- ***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 private operations or 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 area.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The buildings are existing and this request does not contemplate and future expansions.

Summary

In summary we are enthusiastically seeking approval for this SUP, which would authorize the reuse of three existing two-family attached dwellings (a total of six dwelling units) as tourist homes for occupancy terms less than thirty days. We believe that this proposal provides an excellent opportunity for these existing residential buildings to be repurposed for a use that is most compatible with the neighborhood in terms of use and character. From a policy perspective, the two-family dwellings occupied as tourist homes would be consistent with the mix of uses envisioned for the vicinity and will add to the overall vibrancy of the area. The proposed use would also be complementary to the many cultural attractions, retail and restaurant destinations in the vicinity, which would benefit from the patronage of travelers who would occupy the individual dwelling units.