



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) 848-8304
<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

Project Name: St. Elizabeth's Date: 10/13/16

Property Address: 1031, 1031 Rear, 1111, 1101 Fourquaren Lane Tax Map #: N00000803002
N00000803063

Fee: _____ Total area of affected site in acres: 6.1 N00000803001
(See page 3 for fee schedule, please make check payable to the "City of Richmond") N00000803004

Zoning

Current Zoning: R 53 (1031) R5 (1031 R, 1111, 1101 (Please include a detailed description of the

Proposed Use

proposed use in the required applicant's report)

Existing Use: vacant

Is this property subject to any previous land use cases? 6.1 acres to R 53 with preferred conditions

Yes No
 Xif Yes, please list the Ordinance Number:

2012-13-24

Applicant/Contact Person: Lynn McAteer

Better Housing Coalition

Company: _____

Mailing Address: PO Box 12117
Richmond

City: _____ State: VA Zip Code: 23241

Telephone: (804) 644-0546-120 Fax: (804) 644-1057

Email: l.mcateer@betterhousingcoalition.org

Property Owner: Chestnut Commons, Catholic Diocese of Richmond, City of Richmond

If Business Entity, name and title of authorized signee: Alan DELFORN - Managing Member AS

(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: 8720 Chippewhame Rd

City: Richmond State: VA Zip Code: 23235

Telephone: (804) 357-7063 Fax: ()

Email: ANDELFORN@gmail.com

Property Owner Signature: AS chestnut commons managing member

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)



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

Project Name: St. Elizabeth's Date: 10/13/16

Property Address: 1031 Rear Fourquaren Lane, 1101 Fourquaren Lane Tax Map #: N00000803004
N00000803063

Fee: _____ Total area of affected site in acres: 6.1
(See page 3 for fee schedule. please make check payable to the "City of Richmond")

Zoning

Current Zoning: R 5

Existing Use: vacant

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

Proposed Use

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

6.1 acres to R 53 with profferred conditions for an urban infill residential community

Applicant/Contact Person: Lynn McAteer

Better Housing Coalition

Company: _____

Mailing Address: PO Box 12117

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 644-0546, 120 Fax: (804) 644-1057

Email: lmcateer@betterhousingcoalition.org

Property Owner: Catholic Diocese of Richmond

If Business Entity, name and title of authorized signee: Michael J. McPherson, CFO

(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: 7600 CAROUSEL LANE

City: HENRICO State: VA Zip Code: 23294

Telephone: (804) 359-5661 Fax: (804) 358-

Email: M Mcghee@richmonddiocese.org

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)



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Project Name/Location

Project Name: St. Elizabeth's Date: 10/13/16

1111 Fourquare Lane

Property Address: _____ Tax Map #: N00000803001

Fee: _____ Total area of affected site in acres: 6.1
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R 5

Existing Use: vacant

Yes No
 If Yes, please list the Ordinance Number:

Proposed Use

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

6.1 acres to R 53 with proffered conditions for urban infill residential community

Applicant/Contact Person: Lynn McAteer

Better Housing Coalition

Company: _____
Mailing Address: PO Box 12117

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 644-0546, 120 Fax: (804) 644-1057

Email: l.mcateer@betterhousingcoalition.org

Property Owner: City of Richmond

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: 900 E. BROAD ST

City: Richmond, VA State: VA Zip Code: 23219

Telephone: (804) 646-7978 Fax: ()

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.**

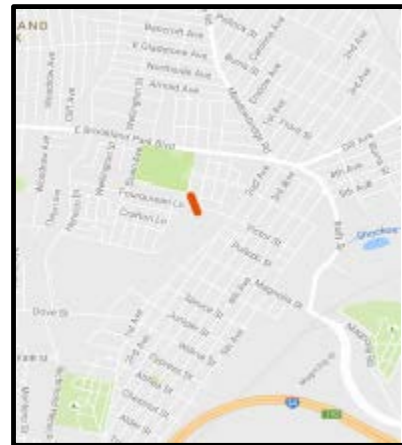
NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



September 9, 2016

**Applicant's Report
Special Use Permit
1031, 1031 R, 1101, 1111 Fourqurean Lane,
Richmond, Virginia, 23222**

**Submitted by: Better Housing Coalition
Lynn McAteer, V.P. Planning
23 W. Broad St., Suite 100
Richmond, VA 23220**



Introduction

Better Housing Coalition (BHC) is proposing to redevelop the site of the former St. Elizabeth's Elementary School located at 1031 Fourqurean Lane and the adjacent properties at 1031 Rear, 1101, and 1111 Fourqurean Lane. The site is located in the Green Park neighborhood. The building and the adjacent properties have been vacant for over well over 25 years. The neighborhood is beginning to experience private investment with the recent redevelopment of the former Dove Court Public Housing community. Dilapidated and rundown housing has been transformed into a new 128 unit rental community, named Highland Grove. Plans are underway to complete the redevelopment of the site adding single family housing and community amenities. A few blocks to the north the former Highland Park Senior Apartments is being redeveloped into 77 units of senior rental units. And, to the south along the Rose Corridor, 15 new single family homes are being constructed.

BHC is proposing to redevelop the site to create a new multifamily residential community not to exceed 83 dwelling units on approximately 6.1 acres of land located on Fourqurean Lane in the Green Park neighborhood. The site includes the following addresses:

1031 Fourqurean Lane referred to as N0000803002 Chestnut Common, llc is the owner; BHC is under contract to purchase.

1031 Rear referred to as N00000803063, 1101 Fourqurean Lane referred to as N00000803004, Catholic Diocese is owner; BHC is under contract to purchase.

1111 Fourqurean Lane referred to as N00000803001, City of Richmond Public Works is the owner; BHC is under contract to purchase.

Better Housing Coalition is requesting a Special Use Permit (SUP) for all four parcels to permit the construction of the property for multifamily residential purposes with associated on-site parking. This requested SUP is in keeping with the redevelopment that is occurring in this part of the City and will put back into productive use land that has been an eyesore for many years. It will also add to the documented need for affordable housing in the Richmond metropolitan area.

Existing Conditions

The property is located in the Green Park neighborhood bounded by E. Brookland Park to the north and Richmond Henrico Turnpike to the east, Dove Street to the south, and 2nd Street to the west. The primary site at 1031 Fourqurean consists of 2.3 acres; it is zoned R 53. The adjacent properties are zoned R 5.



The neighborhood is characterized by single family homes with a variety of architectural styles from modest cape cods to larger two story homes. St Elizabeth's Catholic Church is on the corner of Fourqurean lane and 2nd Street. Hotchkiss Community Center which offers a broad array of recreational and community activities and Brookland Park Commercial Corridor is just a short 2 blocks to the north.

Proposal

The proposed development includes the demolition of the existing school and new construction of 4 buildings to include up to 83 apartments. There will be 1 three story building (15 units) and 2 two story building (16 units) on Fourqurean Lane, designed to reflect the neighborhood scale and character. The larger three story building to the south will have 52 units comprised of a mix of one, two and three bedroom apartments, the central leasing office and community space for residents and after school activities. The parking ratio is 1.5. Building lighting and signage are proposed per site plan. (Attached)

The redevelopment of this long neglected site will continue the revitalization efforts occurring in the Northside of Richmond. The proximity of the site to neighborhood amenities like Hotchkiss Community Center and Park, Brookland Park Boulevard commercial corridor, and easy access to public transportation will provide a variety of community resources to residents.

Findings of Fact

The proposed SUP:

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

The proposed SUP will allow for the demolition of a vacant building that has a blighting influence on the neighborhood. New residents will add to the vibrancy of the community increasing the safety for the surrounding neighbors. Additionally, the redevelopment will add to 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 of the development and will not impede local traffic. The development will have two access points- Groveland Ave. and Woodcliff Ave.

Will not tend to overcrowd the land and cause undue congestion.

The proposed SUP will not cause undue congestion. On-site parking 1.5 space per unit will adequately serve the residents.

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

The proposed development will represent new investment in a neighborhood that has been underserved for many years and will bring new residents to the area. Transportation and utility infrastructure are in place.

Will not interfere with adequate light and air.

The proposed development will have adequate light and air.

BHC is requesting a Special Use Permit for the four properties to allow for the development of a multifamily residential community with associated onsite parking. The following conditions are proffered:

- The existing school building will be demolished
- The final layout of the site will be in substantial accordance with the Site Plan (attached)
- Community members will have the opportunity to review and comment on the proposed plan
- 28-35 units will be built at the street level to complement the existing neighborhood architectural style; the remaining 52 units will be located to the south of Fourquare Lane. All parking requirements will be met.

- Community amenities will include a leasing office, interior community space, outdoor play areas;
- The building will be 80% brick and the remaining 20% will be Hardiplank.