



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: 3008 Garland Ave Date: 10/14/2020

Tax Map #: N0000973001 Fee: 300

Total area of affected site in acres: 0.186

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

Zoning

Current Zoning: R6

Existing Use: One (1) Single Family Detached

Proposed Use

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

construct a new two-family detached dwelling on the southern vacant portion of the property

Existing Use: One (1) Single Family Detached Dwelling

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: 1519 Summit Ave., Suite 102

City: Richmond State: VA Zip Code: 23230

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

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Xu Wang

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: 12452 Fremont Drive

City: Glen Allen State: VA Zip Code: 23059

Telephone: (804) 719-1898 Fax: ()

Email: sophiarva@gmail.com

Property Owner Signature: Sophia Wang 10/14/2020



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

October 15th, 2020

*Special Use Permit Request
3008 Garland Ave, Richmond, Virginia
Map Reference Numbers: N-000-0973/011*

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

1519 Summit Avenue, Suite 102
Richmond, VA 23230

For:

Sophia Wang, PhD

12452 Fremont Drive
Glen Allen, Virginia 23059

Introduction

Xu Wang (the "Owner") is requesting a special use permit (the "SUP") for 3008 Garland Avenue (the "Property"), which would authorize the construction of one (1) two-family detached dwelling. The new two-family dwelling would be located on the currently vacant portion of the Property, the northern portion of which is already improved by an existing single-family detached dwelling. While the two-family use is permitted in the R-6 Single-Family Attached zoning district, some of the feature requirements applicable to this proposal cannot be met.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of Garland Avenue between West Brookland Park Boulevard and West Crawford Avenue, as depicted on Figure 1 (below). The Property is referenced by the City Assessor as one parcel, being N-000-0973/011. The Property is 60.00' in width and 135.00' in depth, and is currently improved with a single-family detached dwelling that is generally located on its northern half. For a more detailed depiction of the Property, please refer to the Survey herein attached as Exhibit A, titled "Plat Showing Improvements on Lot 4 & 5, Block '15', Plan of 'Brookland Park', in the City of Richmond, Virginia," completed by McKnight and Associates, and dated May, 26 2020.



Figure 1

The properties on the western side of Garland Avenue are generally single-family detached dwellings, and the properties on the eastern side of Garland Avenue are also predominately single-family detached dwellings except for a two-family dwelling directly across from the Property. Immediately to the south along West Brookland Park Boulevard are a variety of uses, such as mixed-use, commercial, office, cultural, and residential uses. The residentially-oriented streets in the general vicinity include a mixture of residential densities, as well as some institutional and office uses. The Brookland Park Boulevard corridor is a vibrant mixed-use district that is pedestrian friendly and suitable for supporting residential density in the immediate vicinity.

EXISTING ZONING

The Property and the surrounding properties to the north, east, and west are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and in some instances two-family attached dwellings, subject to certain feature requirements. The properties to the south are zoned UB Urban Business with a PE7 Brookland Park Boulevard/North Avenue Parking Exempt Overlay District, which permits a variety of commercial, residential, entertainment and office uses, and does so with alleviated parking requirements as regulated by the PE7 Parking Overlay District.

MASTER PLAN DESIGNATION

The Master Plan recommends “Single-Family (medium density)” for the Property. The Master Plan describes this land use category as: “Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.”

The draft Richmond 300 plan recommends “Residential” for the Property. Within this designation, two-family dwellings are listed as appropriate secondary uses (p. 52). Within the “Inclusive Housing” chapter of the draft plan, the objective “to encourage more housing types throughout the City,” suggests that two-family dwellings are appropriate on a case-by-case basis (p. 144-145). Furthermore, this request is consistent with other goals of the Richmond 300 draft such as: to create and preserve high-quality, distinctive, and well-designed neighborhoods; to create a lasting addition to the built environment; and that for the Brookland Park “Node” in the Northside Appendix, neighborhood businesses are supported with residential development and redevelopment.

Proposal

PURPOSE OF REQUEST

The Property was originally platted as two separate lots, as previously described and depicted in Exhibit A. The existing dwelling was constructed generally on the northern “lot” (lot 5) so as to preserve the southern “lot” (lot 4) for future development. The Owner would now like to construct one (1) two-family detached dwelling on the southern portion of the Property. The two-family use, while permitted as of right, would not be able to meet the applicable lot area, width, and setback regulations that would ordinarily be applicable in the underlying R-6 zoning district. Because of that, a special use permit is required. All other aspects of the underlying zoning, including the off-street parking requirement of one (1) space per dwelling unit, will be met.

PROJECT DETAILS/DESIGN

The two-family detached dwelling would be two stories in height. From the street, the proposed building would read as a single-family dwelling, and is thereby consistent with other residential buildings in the vicinity in terms of scale and character. The building would contain approximately 2,304 square feet of floor area. Each unit would contain approximately 1,150 square feet, and would consist of two bedrooms and two bathrooms. The dwelling floor plans are spacious and modern with open living areas and kitchens.

The building would be clad in cementitious lap siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and full width upper and lower rear porches are proposed and would provide ample usable outdoor area. Two (2) parking spaces are proposed for the two (2) dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development in a manner that is historically consistent with the historic lot pattern in the vicinity. It would add residential density immediately adjacent to a mixed-use corridor that will help support the existing neighborhood-serving businesses, as well as promote the revitalization of the corridor. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining respectful of the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

Findings of Fact

The following are factors included 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 neighborhoods. The proposed development is compatible with existing development in the vicinity. The request would simply permit the construction of a two-family dwelling on the vacant portion of the Property. The 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. Off-street parking would be provided at the rear of the Property. Furthermore, the Property lies within walking distance to three different bus routes, two of which offer high-frequency service to downtown along North Avenue and

Chamberlayne Avenue, and one of which offers orbital service along Brookland Park Boulevard to connect riders to Scott's Addition, Carytown, Westover Hills, and Southside Plaza. 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.

- ***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. 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 building is of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

The Owner is enthusiastically seeking approval for the construction of one (1) two-family dwelling on the vacant portion of the Property. This proposal represents an ideal, small-scale urban infill development for this location that is reflective of the neighborhood character and the anticipated future development of the Property. In exchange for the special approval, the quality assurances conditioned through the SUP would guarantee higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of a much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.