

APPLICANT'S REPORT

March 25, 2020

Special Use Permit Request

1106, 1108 N 21st Street, Richmond, Virginia

Map Reference Number: E000-051-4009, E000-051-4008

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 Ave., Suite 102

Richmond, VA 23230

Introduction

The property owner is requesting a special use permit (SUP) for 1106 and 1108 N. 21st Street (“the Property”). The SUP would authorize the construction of two (2) two-family attached dwellings, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the western side of N. 21st Street between Q and R Streets. The subject property is referenced by the City Assessor as tax parcels E000-051-4009 and E000-051-4008. The Property consists of two vacant lots that are roughly 21’ wide and 125’ in depth and each contain a total of approximately 2,667 square feet of lot area. The lot is relatively flat and is afforded access by means of a north-south alley.



The properties located on N. 21st Street between Q and R streets are generally developed as one and two family homes. There are two-family homes located immediately adjacent to the north of The Property along with two, two-family homes located directly across 21st Street.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential, which permits the construction of two-family dwellings only if they are detached (whereas two-family attached dwellings existing prior to the effective date of the Ordinance are permitted). The surrounding properties are also zoned R-6, except properties to the south of Q St. which are zoned R-63 Multi-Family Urban Residential.

MASTER PLAN DESIGNATION

This request is consistent with The Master Plan designation of "Single-Family (Medium Density)" for the Property in terms of use. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two (2) two-family attached dwellings on individual lots with four (4) accessory parking spaces.

PURPOSE OF REQUEST

The Property consists of two (2) lots that are both roughly 21' wide and each contain approximately 2,700' of lot area. Consistent with the relatively narrow lot widths of the property, the owner would like to construct two (2) two-family attached dwellings. The R-6 district permits the two-family attached dwellings that lawfully exist as of the effective date of the zoning ordinance. This request contemplates the new construction of two-family attached dwellings and several feature requirements applicable to two-family attached dwellings are not met. Therefore, a SUP is required in order to permit the development.

The proposed use of the lots is compatible with other lots in the vicinity and allows for the efficient use of the Property. On the subject block face, the lots are generally developed with a mix of single- and two-family homes that do not comply with the current R-6 requirements feature. These dwellings were typically built with minimal side-yard setbacks, and are substandard where lot width and lot area are concerned. Based on this historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area and lot width.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with 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.

PROJECT DETAILS

The two-family attached dwellings would be two stories in height. From the street, the proposed buildings would read as a single-family dwellings, and are therefore consistent with other residential buildings in the vicinity in terms of scale and character. The building facades would be traditional in design and reflect architectural details that are existing in the block. Each building would contain approximately 2,000 square feet of floor area. Each unit would have two bedrooms and 2 baths in a spacious and modern floor plan with open living areas.

The buildings would be clad in cementitious siding in order to ensure quality and consistency with many other dwellings in the vicinity. Full-width front porches on both levels are proposed and would provide usable outdoor area for future occupants. Two parking spaces are proposed for the two dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

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 neighborhoods.

- ***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 and four off street parking spaces for the four dwelling units will prevent 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 special use permit will not tend to over crowd the land or create an undue concentration of land.

- ***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 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 buildings are of compatible massing and spacing to the existing in the vicinity, which are in many cases attached, and will not interfere with the provision of adequate light and air to the adjacent buildings. The proposed side yard setbacks equal the side yards that would be required for the by-right development of the Property.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading a currently vacant property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully replace missing teeth in the existing urban fabric and help encourage a pedestrian friendly urban streetscape in the block. This would contribute to the vibrancy of the block through the provision of a uniform street front and the addition street life in the form of additional pedestrian traffic and street-oriented full width front porches. An appropriate urban form coupled with the provision of accessory parking to the rear of the property would give the property the much-desired traditional neighborhood design. The provision of off-street parking spaces matching normal zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



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: 1106, 1108 N 21st Street Date: 02/03/2020
Tax Map #: E0000514-009, 008 Fee: \$300
Total area of affected site in acres: 0.124 acres

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

Zoning

Current Zoning: R-6 Single-Family Attached Residential

Existing Use: Vacant Land

Proposed Use

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

Two, two-family attached dwellings
Existing Use: Vacant Land

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: RLR 2 LLC
If Business Entity, name and title of authorized signee: David Seibert

(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: 2317 Carrington St.
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 698-9142 Fax: ()
Email: Amarda.Bseibert@gmail.com

Property Owner Signature: [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)