



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (804) 822-5428 Fax: () _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: (804) 780-2628 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)

APPLICANT'S REPORT

February 27th, 2020

*Special Use Permit Request
2000 Selden Street, Richmond, Virginia
Map Reference Number: E012-0257/021*

| | |
|---------------|---|
| 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, Virginia 23230 |

Introduction

The property owner is requesting a special use permit ("SUP") for 2000 Selden Street (the "Property"). The SUP would authorize the construction of two single-family detached dwellings.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the north side of Selden Street between North 20th Street and North 21st Street. The Property consists of one parcel, which is referenced by the City Assessor as tax parcels E012-0257/021. The Property is currently a vacant lot that is irregularly shaped and contains approximately 6,649 square feet of lot area. For a more detailed description of the property, please refer to the survey completed by A.G. Harocopos & Associates, P.C. on 8/21/19, titled "Survey of Lot 30 and a Portion of Lot 29 Block 25, Woodville, Richmond, Virginia," hereinafter attached as "Exhibit A." The lot is relatively flat and is afforded access in the rear by means of an alley network that connects Phaup Street, Selden Street, and North 21st Street.



The properties to the west and south are generally developed with single family detached dwellings. The property to the east is developed with a church. The properties to the north are all vacant, undeveloped lots.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which does permit the proposed single-family detached dwelling use by-right provided that the applicable lot width, lot area, and setback requirements are met. The surrounding properties are also zoned R-5.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Low Density)" for the Property. There are also a variety of general housing goals contained in the Master Plan Land Use chapter that are applicable to the request including:

- The desire for new and better-quality housing that is targeted to homeowners.
- The desire for increased opportunities for residential development.
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods.
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two single-family detached dwellings on the Property with one off-street parking space per dwelling.

PURPOSE OF REQUEST

The owner would like to construct two single-family detached dwellings on the Property. While the R-5 district permits single-family dwellings, it requires that unless the parcel is a legal lot of record, the minimum lot area of 6,000 square feet, the minimum lot width of 50 feet, and the minimum side-yard setback of five feet be met. Because these requirements cannot be met, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right.

PROJECT DETAILS

The two single-family detached dwellings would each be one story in height, and are consistent with historic development pattern found throughout much of the nearby older portions of the neighborhood. The individual dwellings would contain approximately 988 square feet of floor area. Each unit would contain three bedrooms and two and one-half bathrooms. The dwellings' floor plans are spacious and modern with open living areas and an *en suite* master bathroom.

The buildings would be clad in cementitious siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and a is proposed and would add to ample usable outdoor area. One off-street parking space is proposed for each individual dwelling. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

The proposed lot configuration would be compatible with other lots in the vicinity and allows for the efficient use of the otherwise vacant property. Based on the historic lot pattern, many lots in the vicinity are nonconforming with regard to lot area, lot width, side yard setbacks and front yard setbacks. The proposed lots would be consistent with the character of the area in this regard. The proposed dwellings would be 19 feet in width allowing for the provision of 3-foot side yard setbacks, except where, due to the irregular shape of the lot, the left rear corner of the westernmost house would be setback just over 2 feet. These setbacks are consistent with and in many cases exceed the side yard setbacks provided by other dwellings in the vicinity. Similarly, the proposed front yard setbacks would be less than the required R-5 front yard setback of 25 feet in keeping with the more traditional neighborhood development pattern existing in the immediate vicinity.

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 for high-quality infill construction 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 one off-street parking spaces for each of the two dwelling units will create no 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 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 special use permit would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the Woodville, which are in many cases one-story single family detached dwellings. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two single-family detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with the City's Master Plan in terms of its response to market conditions and sensitivity to neighborhood character and quality materials. The request would contribute to the ongoing revitalization of the neighborhood, improving the 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 provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with 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 which is appropriate to this area of the City. The provision of off-street parking spaces consistent with that required by zoning 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 what might otherwise be developed by right.