

SUP-077388-2020



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.richmond.gov/>

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: 406 REAR W Franklin Street Date: _____
Tax Map #: W0000214027 Fee: _____
Total area of affected site in acres: .031

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

Zoning

Current Zoning: RJ-3

Existing Use: Two-family dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Use of two dwelling units within existing detached accessory building as tourist homes. relief from required parking

Existing Use: Two-family dwelling

Is this property subject to any previous land use cases?

Yes No
If Yes, please list the Ordinance Number: BZA Case heard on August 11, 1942

Applicant/Contact Person: Mark Baker / Charlie Wilson

Company: Baker Development Resources
Mailing Address: 1519 Summit Avenue, Suite 102
City: Richmond State: VA Zip Code: 23222
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: VCU CARRIAGE HOUSE LLC

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: 1025 Preservation Road
City: Midlothian State: VA Zip Code: 23113
Telephone: (804) 357-6305 Fax: ()
Email: wmballentine@gmmlc.com

Property Owner Signature: William Ballentine

Digitally signed by William Ballentine
Date: 2020.08.03 13:47:42 -0400

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

August 14, 2020

*Special Use Permit Request
406 Rear West Franklin Street, Richmond, Virginia
Map Reference Number: W000-0214/027*

| | |
|---------------|---|
| 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 406 Rear West Franklin Street ("the Property"). The SUP would authorize the use of a two-family detached dwelling as tourist home guest units, which do not meet all the applicable feature requirements of the underlying zoning.

Existing Conditions

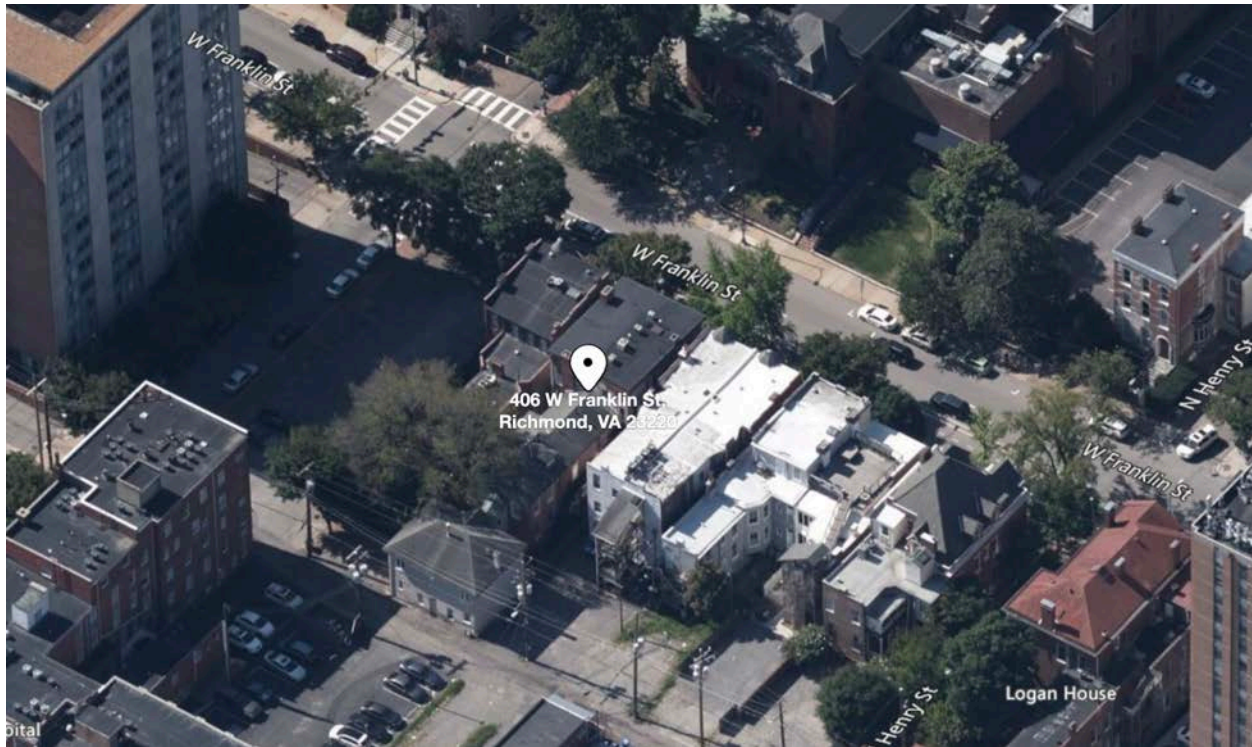
SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the rear of 406 West Franklin Street between North Henry and North Monroe Streets. The Property is referenced by the City Assessor as tax parcel W000-0214/027. According to the City Assessor's records, The Property contains approximately 1,353 square feet of lot area and has alley access to an improved public alley.



The Property is improved with a three-story building fronting on West Franklin Street (406 West Franklin Street) and a two-story carriage house fronting on the alley (406 Rear West Franklin Street), both of which were built in 1910. The Property is subject to a condominium regime with the buildings under different ownership. The carriage house building is the subject of this request and has most recently been used as a two-family dwelling. The three-story original main building is occupied by offices and it, along with the common area, are referenced separately by the City Assessor as tax parcels W000-0214/026 and W000-

0214/019. According to City Assessor's records, the carriage house building includes 1,998 square feet of finished floor area. The properties to the east and west are both occupied by professional offices. Other properties in the vicinity include residential, office, cultural, social and hospitality uses.



EXISTING ZONING

The Property is zoned RO-3 Residential Office. The surrounding properties on West Franklin are also zoned RO-3, while other more intense zoning districts, such as B-4 (Central Business) and TOD-1 (Transit-Oriented Nodal), are found nearby to the north and to the south.

The RO-3 District permits the Tourist Home use subject to the feature requirement, among others, that access to individual guestrooms is provided exclusively from within the building.

POLICY GUIDANCE FOR MONROE WARD LAND USE

Supporting policy with regard to future land use in Monroe Ward is included in the Downtown Plan (2007) and the Pulse Corridor Plan (2017), as well as the ongoing draft Richmond 300 Master Plan.

The Downtown Plan concludes about Monroe Ward: “[t]he neighborhood represents one of the greatest opportunities to expand the housing market and types of residential building types available Downtown. It also contains numerous sites and buildings that present opportunities for development and adaptive use.” The plan noted the Monroe Ward is only 2 blocks from the City Center area and is “truly mixed use” with “a unique identity and scale created by a high concentration of civic and institutional uses,” (*Downtown Plan*, p. 1.10).

The Pulse Corridor Plan is intended to support a walkable urban environment around Pulse stations. In this case the Property is located within the walkshed of the Pulse Corridor with the nearby Arts District Station. The Arts District Station Area Vision is stated: "Historic buildings are preserved and complemented by denser development on vacant lots that generates more activity through a greater concentration of residents, shoppers, workers, and tourists who are attracted to the residential options, retail and restaurant destinations, jobs, and cultural attractions..." The Pulse Corridor Plan's Future Land Use statement includes "[t]he future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood," (*Pulse Corridor Plan*, p. 84).

As with existing policy guidance, the draft Richmond 300 Master Plan, which is approaching completion, includes illustrative materials that underscore the vibrant mixed-use character of Monroe Ward. The Richmond 300 documents and the other cited plans support continuing diversity of uses in an area that is rated a "Walkers Paradise."

Proposal

PROJECT SUMMARY

The applicant wishes to authorize the use of the existing two-story two-family dwelling for use as two tourist home guest units. The tourist home use would allow the two-family dwelling to serve as a hospitality use with guest units available for occupancy by guests for periods of less than one month. This would provide for unique guest accommodations 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 but conveniently located during their stay in the City.

PURPOSE OF REQUEST

The current RO-3 zoning permits the tourist home use with the condition that access is provided exclusively from within the building. However, with the interest of preserving the existing architecture of the structure, it is not possible to provide access exclusively from within the building. Also, in the interest of fostering the increasing walkability and transit-oriented development in the Monroe Ward neighborhood, the request would also waive the off-street parking requirement of two parking spaces. Although the Underlying zoning permits the proposed use, a special use permit is required as these feature requirements would not be met.

In exchange for the SUP, the intent of this request is to accommodate a use that is beneficial to the neighborhood while also preserving a structure that was originally intended for residential use. More specifically, this request would provide two high-quality, unique guest accommodations for use by the traveling public, in an area of the downtown best suited to it, due to the proximity to restaurants, retail, destinations/cultural attractions, transit, pedestrian infrastructure, and bicycle facilities.

PROJECT DETAILS

The existing two-story carriage is already occupied as two dwelling units. Each unit is configured with two bedrooms, two-baths and ample living area. Each unit contains approximately 1,000 square feet of floor area. The units would be luxuriously furnished as guest suites in order to provide for the needs of the traveling public. The units are designed as first and second floor flats, with individual entrances and an

exterior stair for access to the second floor unit. The proposed guest suites would compare favorably with other multi-family dwelling projects in the vicinity that are available for long term rental.

Off-street parking is not proposed. Given the use, some occupants will travel to the Property from the Richmond International Airport without vehicles. For those who do arrive by automobile, occupants will typically arrive in one vehicle. In this case, the available on-street parking and numerous off-street parking resources in the vicinity will more than adequately address the parking needs of the Property. The Richmond 300 parking study prepared by Desman Design Management found that, even at times of peak parking demand, up to 20% of the on-street parking spaces in the vicinity remain vacant.

Findings of Fact

The following are factors indicated 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. There will be negligible traffic generation associated with these uses. The proposed use of two dwelling units used as tourist home guest rooms would be limited in size, type and scale and would be intended to provide for the convenience of occupants within walking distance of downtown destinations, and therefore would avoid any traffic or parking concerns by nature of the scale of the use.

- ***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 proposed special use permit would not adversely affect or interfere with the above.

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

The light and air available to the subject and adjacent properties will not be affected. The building is existing and this request does not relate to future expansions of the building.

Summary

In summary we are enthusiastically seeking approval for this SUP, which would authorize the reuse of the historic carriage house as two tourist home guest units. We believe that this proposal provides an excellent opportunity for this significant structure to be repurposed for a use that is compatible with the neighborhood in terms of use and character. From a policy perspective, the two-family dwelling for short term rental use is 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.