



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: _____

Parcel I.D. #: _____ 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: _____

Richmond 300 Land Use Designation: _____

Proposed Use

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

One two-family detached dwelling on the currently vacant property

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: _(_____) _____ 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: _(_____) _____ 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 8th, 2024

*Special Use Permit Request
1537 Rogers Street, Richmond, Virginia
Map Reference Number: E000-0930/043*

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 530 East Main Street, Suite 730 Richmond, Virginia 23219

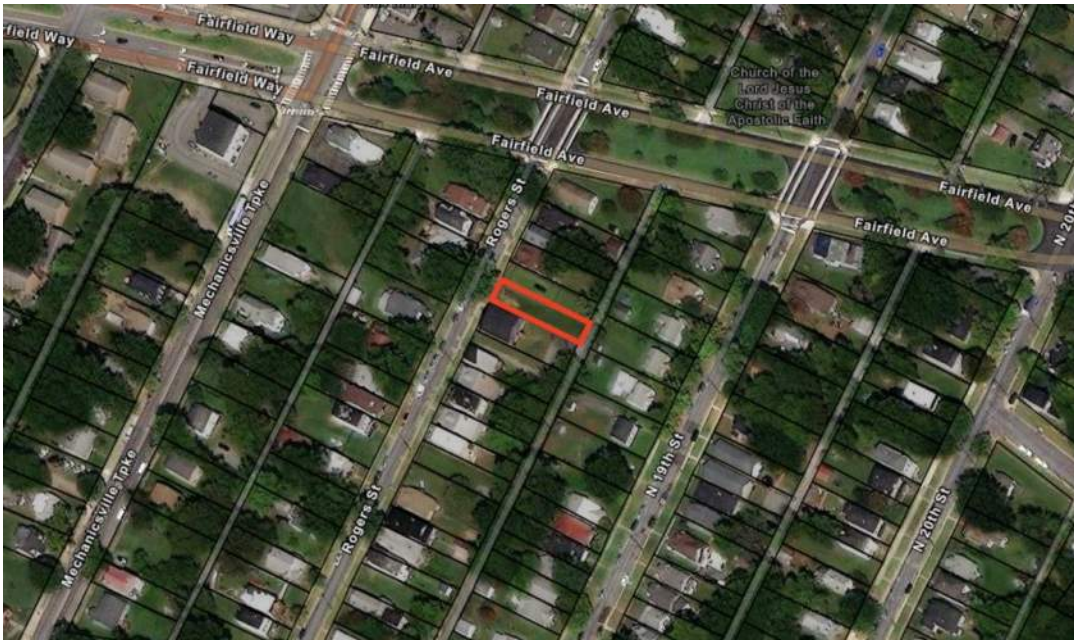
Introduction

The property owner is requesting a special use permit (the "SUP") for 1537 Rogers Street (the "Property"). The SUP would authorize the construction of a two-family detached dwelling on the currently vacant Property. While the two-family detached use is found within the block and is permissible by-right in the R-6 zoning district which is located just one block to the west, it is not permitted by the underlying R-5 Single-Family Residential zoning district, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

Property is referenced by the City Assessor as tax parcel E000-0930/043, has 30' of street frontage along Rogers Street and contains approximately 3,990 square feet of lot area. The Property is relatively flat and is currently vacant. Access is provided by a north-south alley, located to the rear of the Property.



The properties in the immediate vicinity are developed with a range of uses and building forms. Single- and two-family dwellings, primarily clad in lap siding, of are found in the block and range from one to two stories.

EXISTING ZONING

The Property as well as those in the block and to the north and east are zoned R-5 Single-Family Residential. To the south and one block to the west lie properties which are zoned R-6 Single-Family Attached which permits the proposed two-family detached use while

properties zoned B-2 Community Business District can be found to the northwest along Fairfield Avenue.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located near the Mechanicsville Pike + Fairfield Street bus stop which is serviced by the #5 bus line along with other bus stops which service the #12 line.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct a new, two-family detached dwelling on the currently vacant Property which would be configured to appear as a single-family dwelling from the street.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is of typical size and configuration for the vicinity. The Property has a width of roughly 30 feet and contains approximately 3,990 square feet of lot area. The owner would like to construct a two-family dwelling on the Property. While two-family dwellings can be found in the block, the R-5 district does not permit two-family detached dwellings and therefore, a SUP is required in order to permit the proposed development.

The Property's lot width and area are compatible with other lots in the vicinity, which vary in size but are all characteristically smaller urban lots. On the subject block face, a majority of the lots are developed with homes that do not comply with the current R-5 requirements for lot width or area. These dwellings were typically built with minimal side-yard setbacks and are substandard where the 50 feet of lot width and 6,000 square feet of lot area required for single-family detached dwellings are concerned.

In exchange for the SUP, the intent of this request is to ensure a high-quality market rate infill development. 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 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 detached dwelling would be two stories in height. From the street, the proposed building would read as a single-family dwelling, and is therefore consistent with

other residential buildings in the vicinity in terms of scale and character. The building facade would be traditional in design and reflect architectural details that are existing in the block. The building would contain approximately 2,600 square feet of floor area. When the common foyer and stairwell is excluded, the ground floor unit would have approximately 1,235 square feet, while the upper floor unit would have approximately 1,300 square feet. The ground floor unit would have two bedrooms and 2 ½ baths while the upper unit would contain three bedrooms and 2 ½ baths. The dwelling floor plans are spacious and modern 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. A full-width front porch and an upper rear porch are proposed and would provide usable outdoor area for future occupants.

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 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 on the existing dead-end street 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 will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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. 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-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would help encourage a pedestrian friendly traditional streetscape on the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented full width front porch along Rogers Street. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



FOUNDATION VENTS WITHIN 3' OF EACH CORNER
PROVIDE CRAWL SPACE ACCES

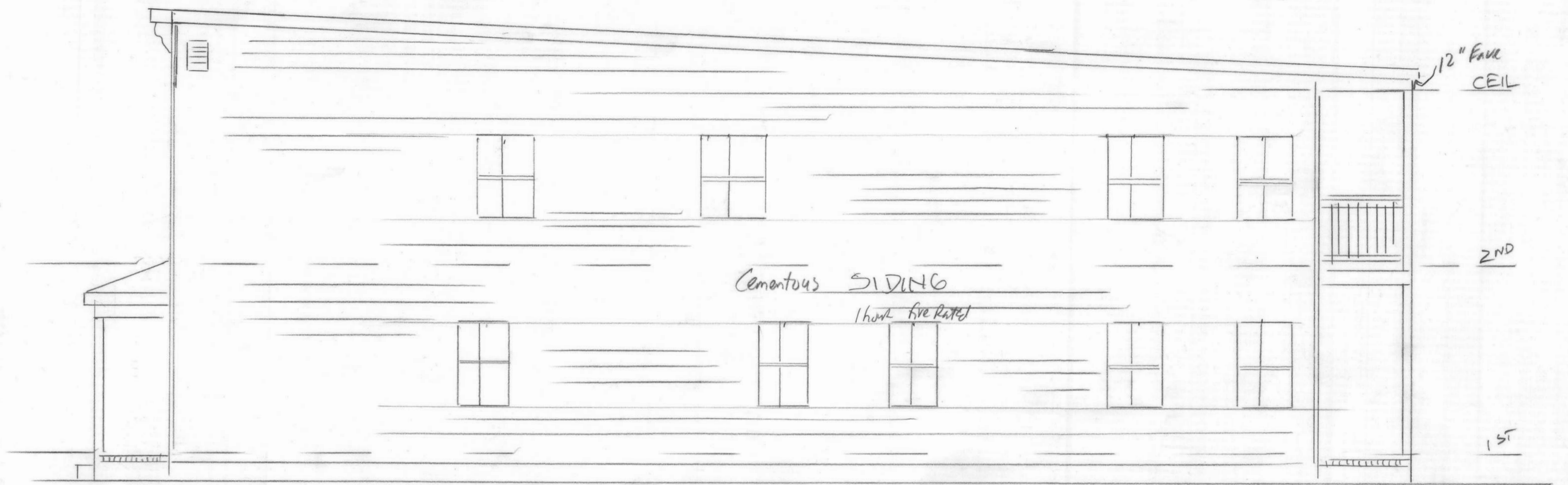


REAR ELE

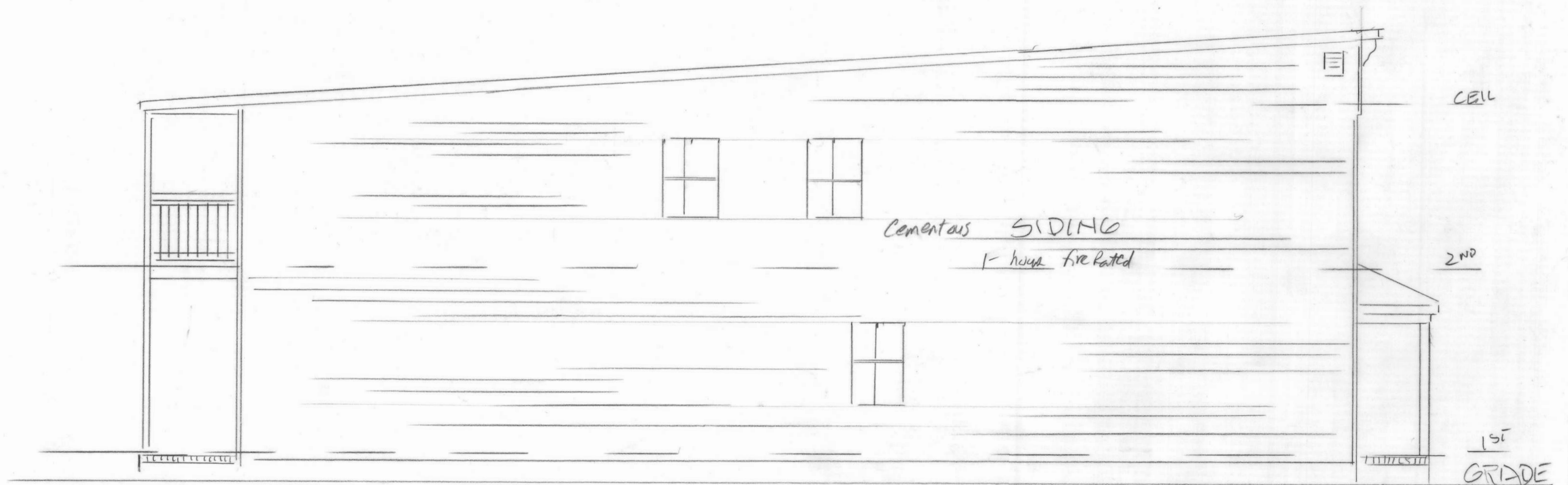


FRONT ELE

SCALE 1/4" = 1'-0"



RIGHT SIDE



LEFT SIDE

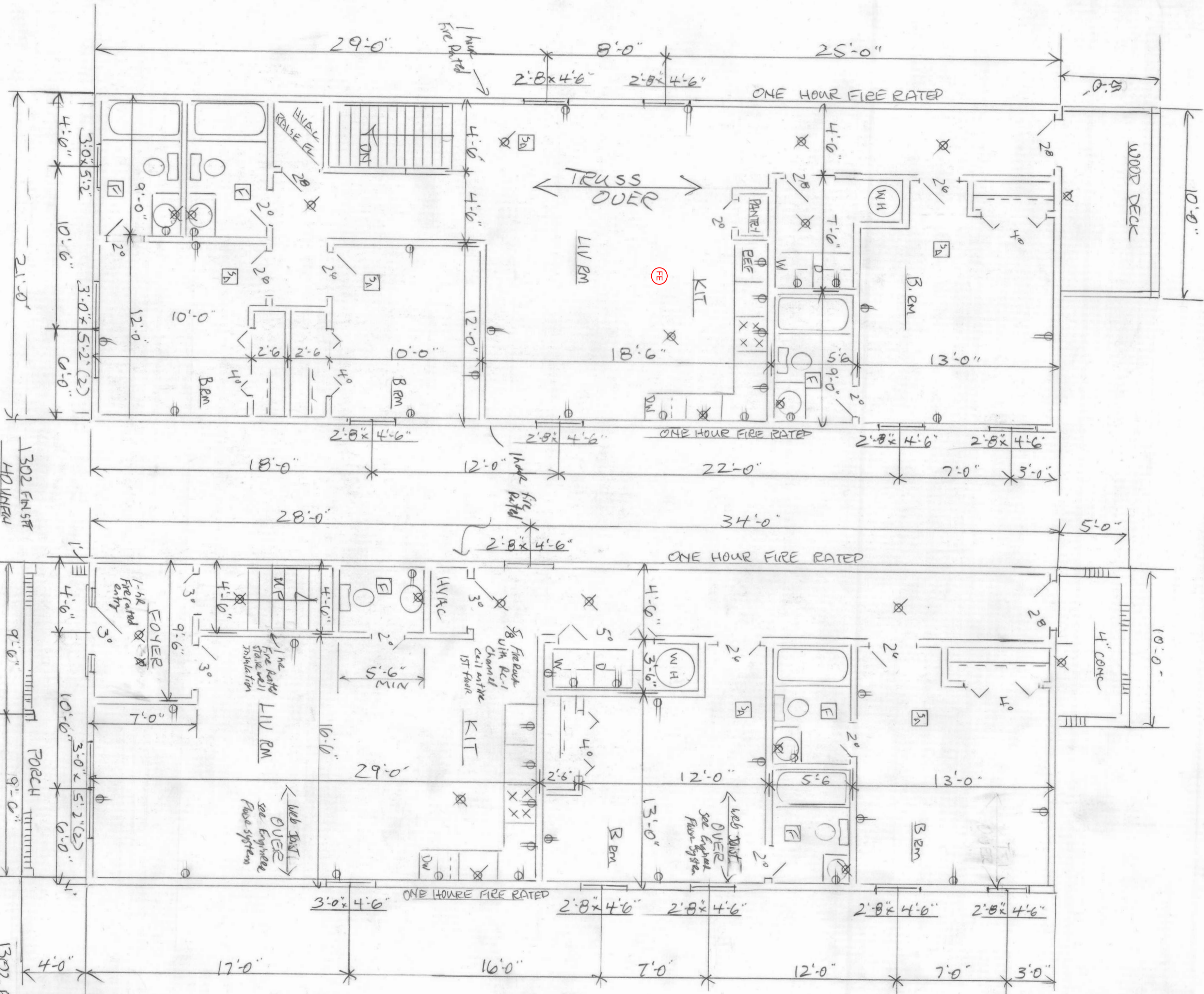
SCALE 1/4" = 1'-0"

PLAN D-A
PG 3 OF 4

- Legend**
- SD - Smoke Alarm
 - CO - Carbon Monoxide Alarm
 - FE - Fire Extinguisher
 - EF - Exhaust Fan

Per Section R328.1 of the 2015 Virginia Residential Code A fire extinguisher (2-A:10-B:C) is required in the kitchen area if the home does not contain an approved sprinkler system.

Per Section R310.1 of the 2015 VA Residential Code, every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min net clear opening of 5.7 sf. Openings on grade level shall have a min net clear opening of 5 sf. The min clear opening height shall be 24". The min clear opening width shall be 20".



SECOND FL

SCALE 1/4"=1'-0"

FIRST FL

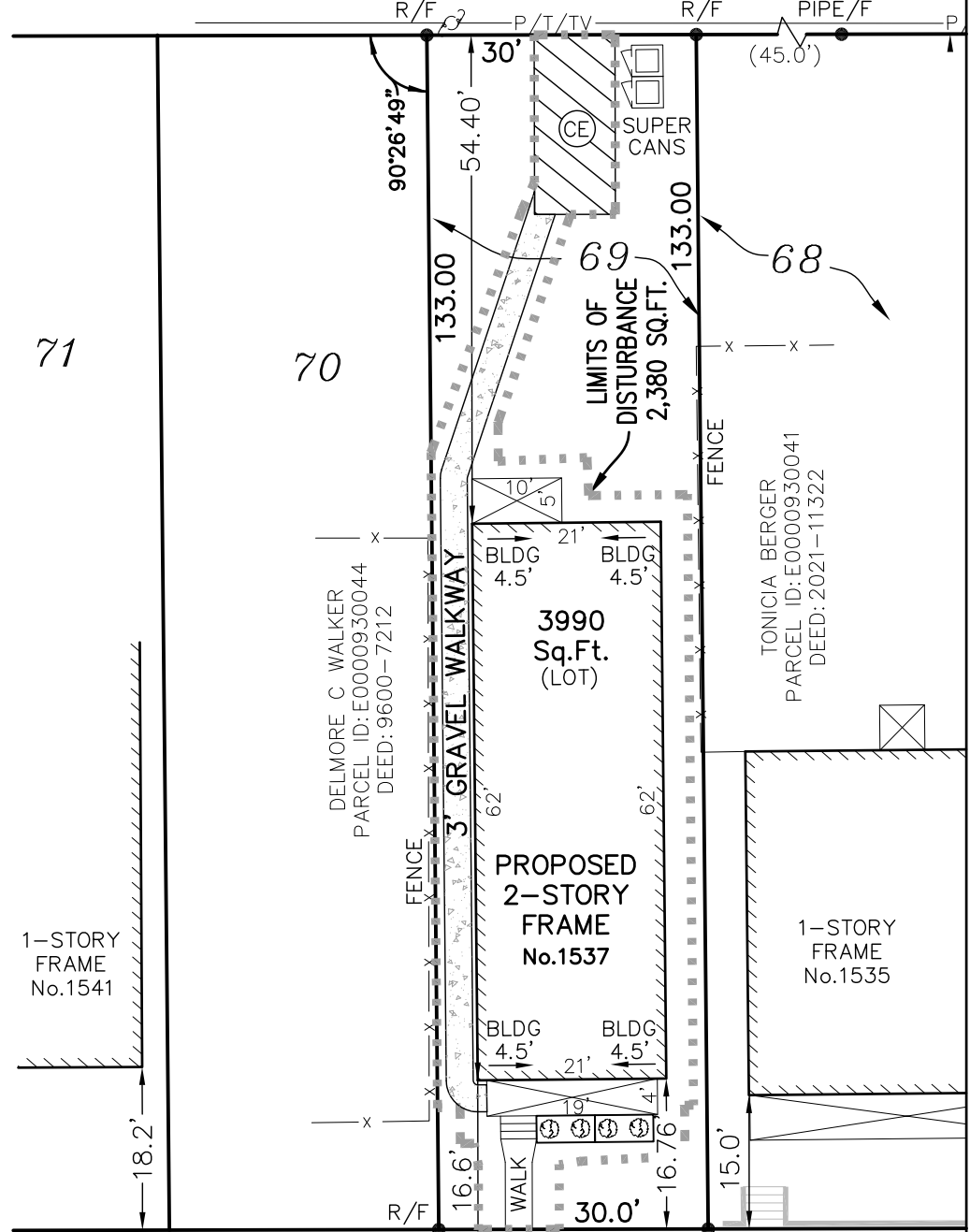
UNLIMITED RENOVATIONS LLC
OCT 2019

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OCT 2019

SCALED
BASELINE

16' ALLEY

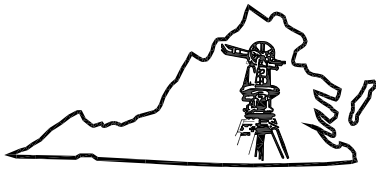
MULCH BED
WITH
LANDSCAPING



164.0' TO THE S/LINE OF FAIRFIELD AVE. 554.0' TO THE N/LINE OF BRAUERS LANE

CURB
ADD NEW STREET TREE PER. CITY STANDARDS DURING CONST.
ADD TREE PROTECTION DURING CONST.
TREE ID: 34652 VACANT SITE (SMALL)

ROGERS STREET
50' R/W



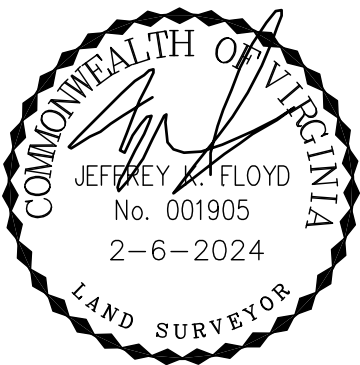
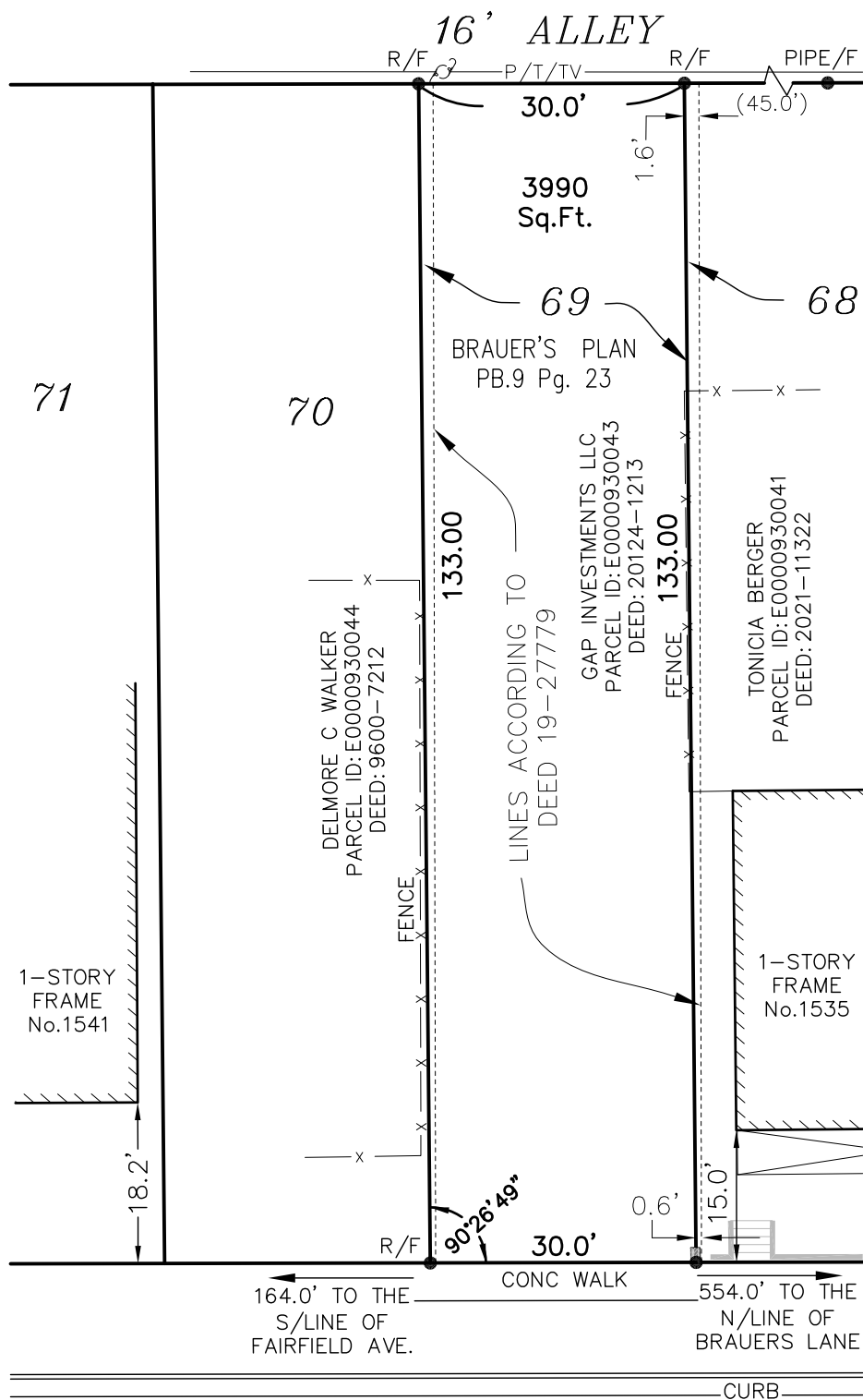
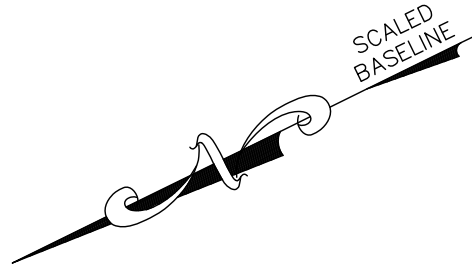
Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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SKETCH SHOWING THE
PROPOSED IMPROVEMENTS
ON No. 1537 ROGERS STREET
LOT 69, "BRAUERS PLAN"
IN THE CITY OF RICHMOND, VA.

DATE: 2-6-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 240116130

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 2-6-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



ROGERS STREET
50' R/W

MAP SHOWING THE IMPROVEMENTS
ON No. 1537 ROGERS STREET
LOT 69, "BRAUERS PLAN"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 2-6-2024
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