



MUSEUM
DISTRICT
ASSOCIATION

MDA zoning@museumdistrict.org
P.O. Box 7186, Richmond VA 23221
www.museumdistrict.org

December 2, 2021

VIA EMAIL

Richard Saunders
Secretary to the Planning Commission
Richmond, VA

Re: SUP Ordinance 2021-325 for 3415A Floyd Avenue

This letter is regarding the application for the special use of the property known as 3415A Floyd Avenue.

Scope: The applicant requests authorization for the special use of the property known as 3415A Floyd Avenue, which is situated in a R-6 Single-Family Attached Residential District, for the purpose of a two-family dwelling and two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-412.5(1)(b), concerning side yards, 30.412.5(2)(a), concerning front yards, and 30.610.1, concerning public street frontage and access easements. The SUP requires: 11 off-street parking spaces; that all building materials, elevations, and site improvements are subject to the West of the Boulevard Design Overlay District; the height of the buildings shall not exceed two stories; and other conditions as set forth in the Ordinance.

The MDA Zoning and Land Use Committee has met with the applicant, reviewed the plans, and provided a recommendation to the MDA Board of Directors. After review and consideration, the MDA Board of Directors voted to advise you that we:

A. Do not oppose this request, as presented in the attached city ordinance

B. X Oppose this request (see comments below)

The Museum District Board of Directors voted 13-1 to oppose the Special Use Permit request for the property at 3415A Floyd Ave (Ordinance 2021-325). Key reasons for our opposition to the project include:

- Center-block alley infill projects are novel and out-of-character for the neighborhood and undercut our preference for alley in-fill projects to be connected with a street facing property and have sufficient set-back from opposing homes. There is concern about the precedent this sets for any future center-block alley infill.
- The five-foot setbacks along the Ellwood alley are too small for residential properties and create an undue negative impact on those residents.
- If the area under the parking easements is excluded from consideration as buildable area, which we believe it should, the project has an unacceptably high lot coverage of ~90%
- Opposition to the project by concerned Museum District residents

Sincerely,

A handwritten signature in black ink, reading "Caley Crawford". The signature is fluid and cursive, with the first name "Caley" and last name "Crawford" clearly distinguishable.

Caley W. Crawford

President, Museum District Association

Cc: Andreas Addison, First District City Council
 Daniel Wagner, First District City Council Liaison
 Jonathan Brown, Senior Planner - Land Use Administration
 Matthew Ebinger, Principal Planner - Land Use Administration
 Mark J. Kronenthal, Member – Roth Jackson

CRENSHAW MEWS

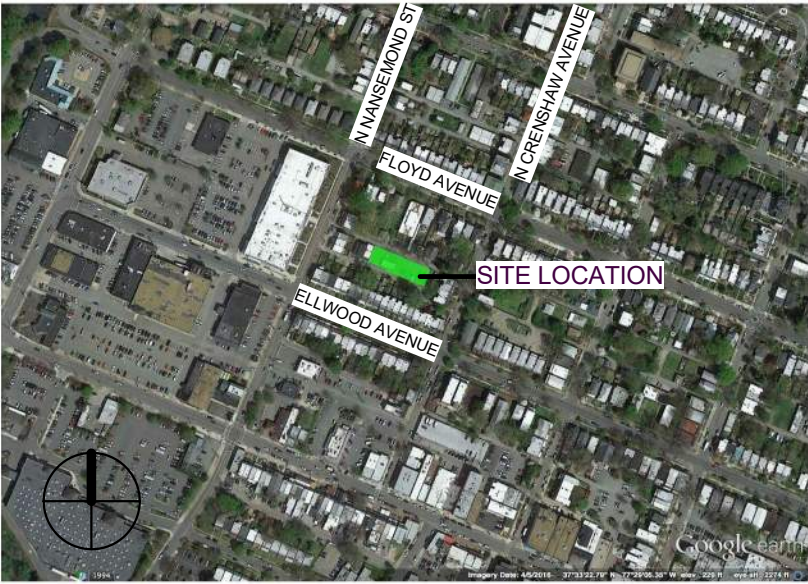
PROJECT DESCRIPTION: New construction of three two-story buildings: a 3,600 sf duplex and two single family residences, 3,000 sf and 1,600 sf each. The three adjacent buildings are planned on one existing contiguous parcel bordered by three alleys and an existing garage, all bound by Floyd, Ellwood, and N. Crenshaw Avenues, and N. Nansemond Street.

| BUILDING AREAS | | |
|----------------|--------------|---------|
| Building A | First Floor | 1505 SF |
| Building A | Second Floor | 1513 SF |
| Building B | First Floor | 1792 SF |
| Building B | Second Floor | 1792 SF |
| Building C | First Floor | 723 SF |
| Building C | Second Floor | 847 SF |
| Grand total | | 8171 SF |

| DRAWING LIST: | |
|---------------|---------------------------------------|
| G0 | COVER SHEET |
| G1 | SURVEY PLAT |
| G2 | SITE CONTEXT RENDERING |
| G3.1 | EXISTING SITE UTILITIES: WATER |
| G3.2 | EXISTING SITE UTILITIES: SEWER |
| G3.3 | EXISTING SITE UTILITIES: GAS |
| G3.4 | EXISTING SITE UTILITIES: STREETLIGHTS |
| A0 | CONCEPTUAL SITE PLAN |
| A1 | CONCEPTUAL FLOOR PLANS |
| A2 | CONCEPTUAL ROOF PLAN |
| A3 | CONCEPTUAL ELEVATIONS, NORTH/SOUTH |
| A4 | CONCEPTUAL ELEVATIONS, EAST/WEST |
| LS1 | CONCEPTUAL LANDSCAPE PLAN |
| SL1 | CONCEPTUAL SITE LIGHTING PLAN |

| CODE WORKSHEET | |
|-----------------|-----------------------|
| PROJECT NAME | Crenshaw Mews |
| OWNER | In The Alley, LLC |
| PROJECT ADDRESS | 3415A Floyd Avenue |
| DISTRICT | R-6, City of Richmond |
| PROJECT NUMBER | 3601.00 |

| PROJECT DATA SUMMARY | |
|-------------------------------|--|
| Authority Having Jurisdiction | City of Richmond, Permits and Inspections |
| Applicable Building Codes | International Residential Code, Virginia, 2015 Virginia Uniform Statewide Building Code, 2015 |
| Cited References | Chapter 30, Zoning, of the Code of the Ordinances of the City of Richmond, Virginia (Adopted November 9, 2015) |
| Fire Suppression | None |
| Construction Classification | Type VA (Type 5 Protected) |
| Building Occupancy Use Group | R5 |



INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-

To authorize the special use of the property known as 3415 A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: AT 6 P.M.

WHEREAS, the owner of the property known as 3415 A Floyd Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family dwelling and two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-412.5(1)(b), concerning side yards, 30-412.5(2)(a), concerning front yards, and 30-610.1, concerning public street frontage and access easements, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3415 A Floyd Avenue and identified as Tax Parcel No. W000-1596/050 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Boundary and Topographic Survey of Lot and Improvements Thereon Located on Tax Parcel W0001596050, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated February 6, 2019, provided as an inset on the plans entitled “Crenshaw Mews,” prepared by Full Scale Architecture, and dated February 12, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a two-family dwelling and two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Crenshaw Mews,” prepared by Full Scale Architecture, and dated February 12, 2020, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a two-family dwelling and two single-family detached dwellings, substantially as shown on the Plans. The dwellings may be located on one parcel or, if a subdivision into three residential lots is accomplished by obtaining the necessary

approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond, substantially as shown on sheet A0 of the Plans, using each of the lines labelled as “Imaginary Property Line,” on three parcels.

(b) At least 11 off-street parking spaces shall be provided for the Special Use of the Property, substantially as shown on the Plans.

(c) All building materials, elevations and site improvements, including landscaping and fencing with a maximum height of eight feet, shall be substantially as shown on the Plans, subject to applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended.

(d) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) The Property shall not be eligible for any permit implementing the Special Use until the Owner has submitted written evidence to the Zoning Administrator that the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have confirmed that alley access to the Property for all-weather travel by public and emergency vehicles is appropriate in accordance with applicable laws and regulations

(g) Prior to the issuance of any certificate of occupancy for the Special Use, the Owner shall submit a request to name the primary alley access to the Property in accordance with sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended, and such alley shall be named pursuant to sections 8-7 through 8-10 of the Code of the City of Richmond (2020), as amended.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

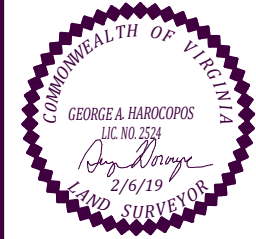
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

This is to certify that on 2/6/19
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.



NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE 'X' AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

NOTE:
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF DANTE DeCAPRI

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 23°29'23" W | 51.50' |
| L2 | N 66°48'50" W | 100.00' |
| L3 | N 23°29'56" E | 2.00' |
| L4 | N 66°48'31" W | 79.99' |
| L5 | N 23°29'44" E | 51.95' |
| L6 | S 66°48'51" E | 79.99' |
| L7 | S 23°29'56" W | 2.45' |
| L8 | S 66°48'33" E | 99.99' |
| L9 | N 66°48'31" W | 20.01' |
| L10 | S 23°20'23" W | 5.44' |

Top 225.92'
Inv 217.22'

2" PE-11-W-A-1141

Alley

Subject Property
W0001596050
9305.76 Sq. Feet
0.2136 Acres

W0001596048
C.S Properties LLC
ID 2000-17400

Alley

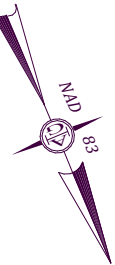
Alley

Alley

Alley

B.M Nail/F
N. 3727764.68'
E. 11777264.47'
Elev. 229.49'

B.M Nail/F
N. 3727837.80'
E. 11777100.01'
Elev. 224.26'



Note: **= By Subtraction From City Utility Maps.
Further Field Work For Verification May Be Needed.

LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Nail/F
- ⊙ Man Hole

BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED ON
TAX PARCEL W0001596050
RICHMOND, VIRGINIA

JN 29588

A. G. HAROPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOST72@GMAIL.COM

Scale 1"=30' Date 2/6/19 Drawn by GAH

Top 222.30'
Inv 213.07'**

6" CI-00-L

2" PE-11-W-A-1141

15" TC

N. NANSEMOND STREET

Top 224.09'
Inv 213.89'**

N. CRENSHAW AVENUE

4" PE-11-W-A-1141

Top 224.63'
Inv 215.22'

6" CI

12" TC

20" CI

ELLWOOD AVENUE

FLOYD AVENUE

1 Plat Plan
1" = 50'-0"

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

Survey 1-50 - YR 2019

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

Scale 1" = 50'-0"

G1



Site/Landscape/Building/Lighting



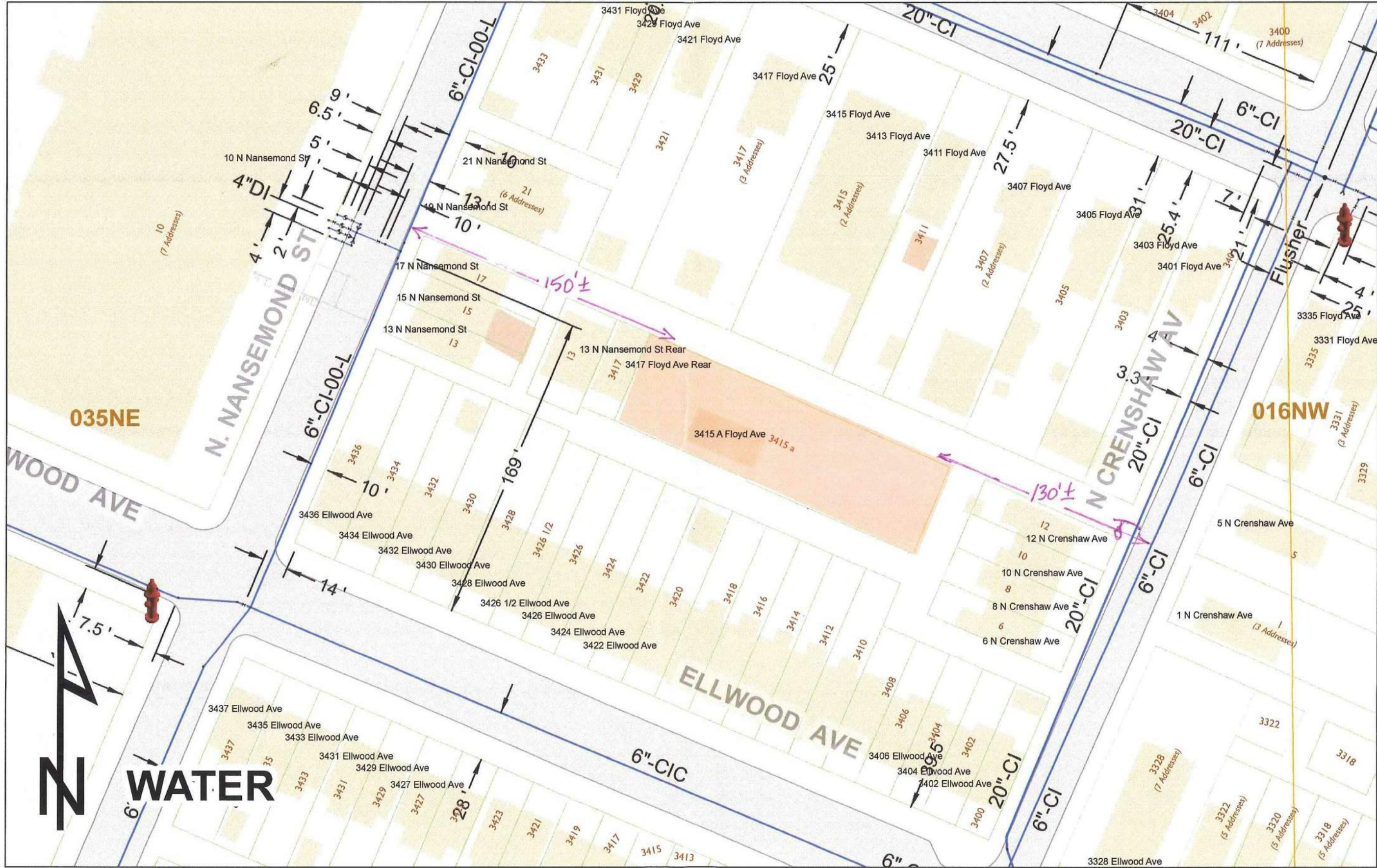
SITE CONTEXT VIEW: WEST



SITE CONTEXT VIEW: NORTH

SITE DESIGN FEATURES

1. Single-family and duplex residences.
2. Provide contextual architectural character and scale with modern energy efficient technologies and high performance building envelope.
3. Retain residential component of block.
4. Improved safety from existing conditions via “eyes-on-alley” from new residents and security cameras.
5. No impact on street parking.
6. Reduction of paved parking area compared to existing condition.
7. Reduced stormwater runoff from current site condition via additional added green space and pervious pavers.
8. Rainwater attenuation and collection for plantings below the courtyards in underground cisterns.
9. Ground level shared and screened courtyard/patios.
10. Tall evergreen screening plantings and native low growing plantings on Ellwood side in the five-foot setback.
11. On-grade screening for HVAC and garbage cans to improve quality of informal “back-of-house” areas and interactions, sense of community.
12. Provide additional tax base for area.



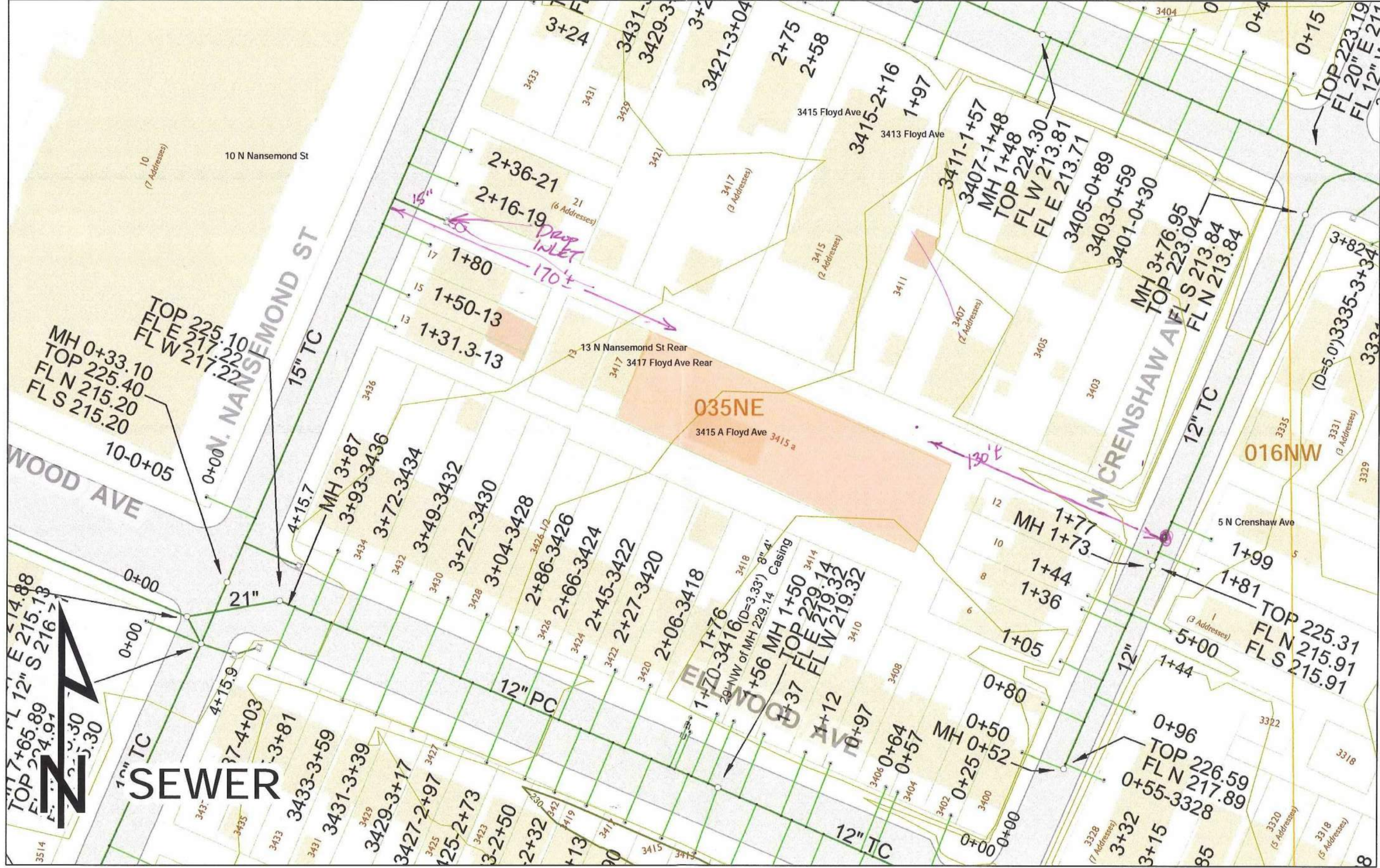
| |
|-------------------------|
| EXIST SITE UTIL - WATER |
| SUP Submission |
| Project number: 3601 |
| Date: 2/12/2020 |
| Drawn by: Author |

Scale

G3.1

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley
Client - In The Alley, LLC



EXIST SITE UTIL - SEWER

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

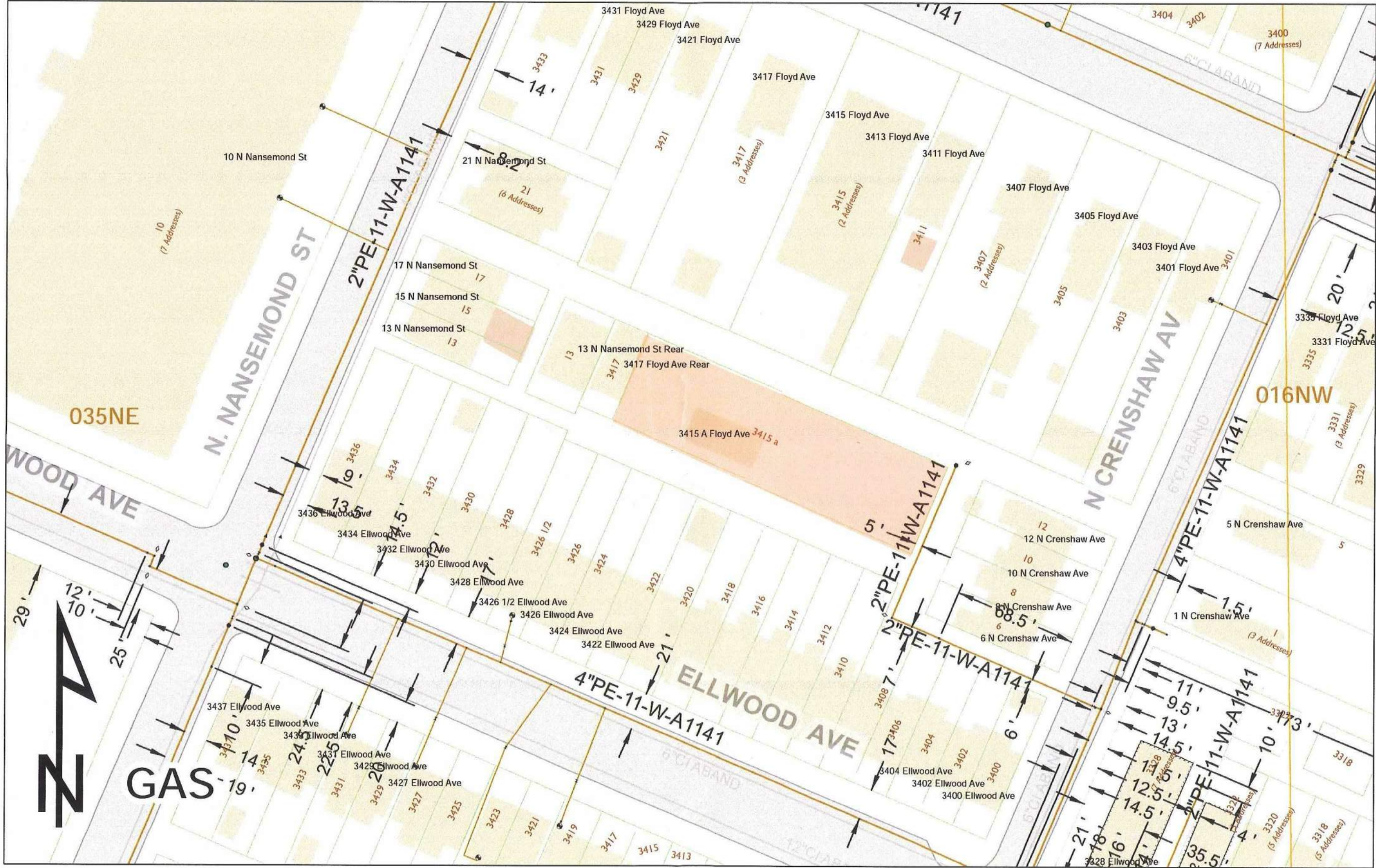
Scale

G3.2

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC



EXIST SITE UTIL - GAS

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

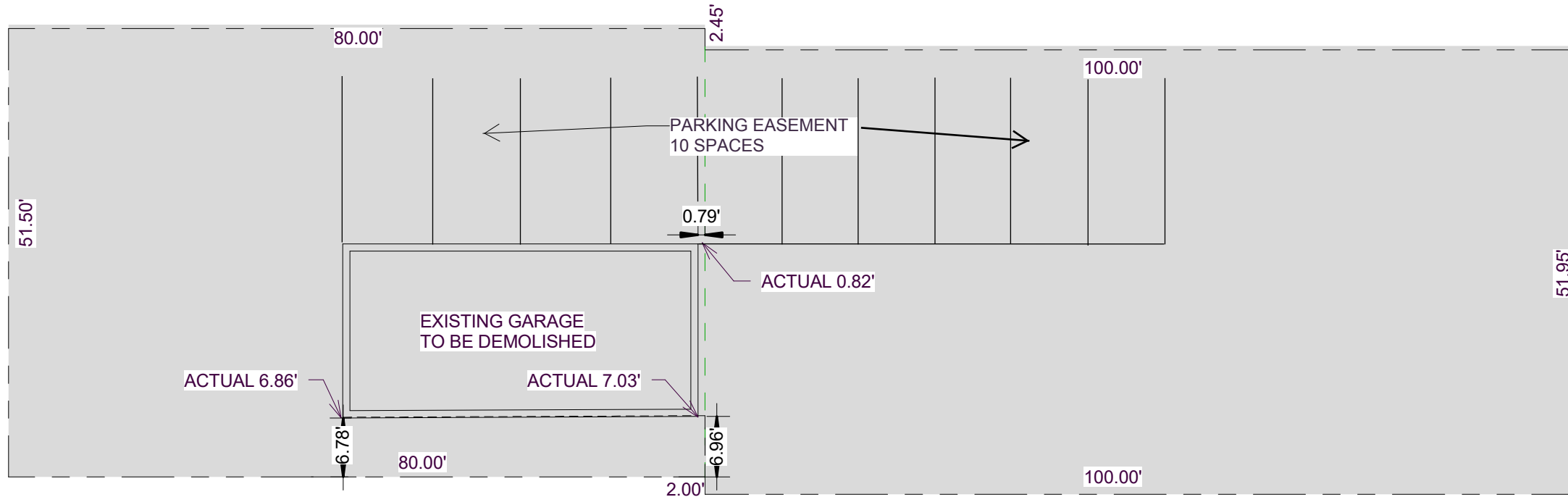
Scale

G3.3

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

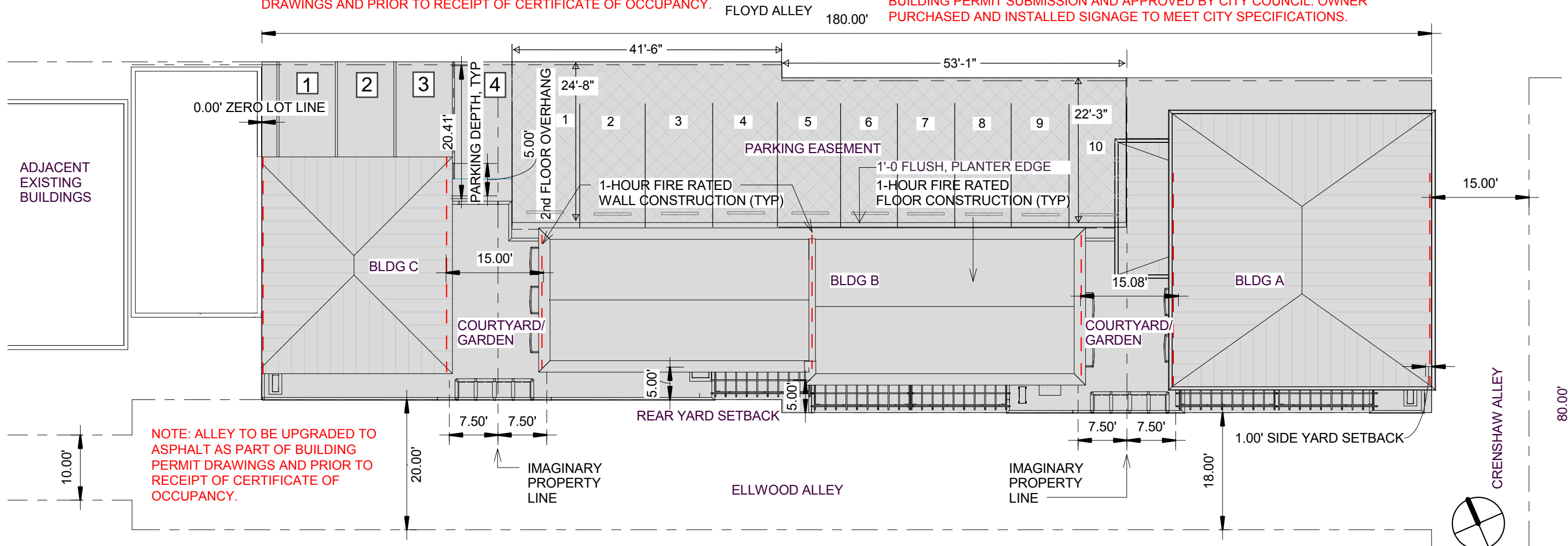
Client - In The Alley, LLC



② Existing Site Plan
1/16" = 1'-0"

NOTE: ALLEY TO BE UPGRADED TO ASPHALT AS PART OF BUILDING PERMIT DRAWINGS AND PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY.

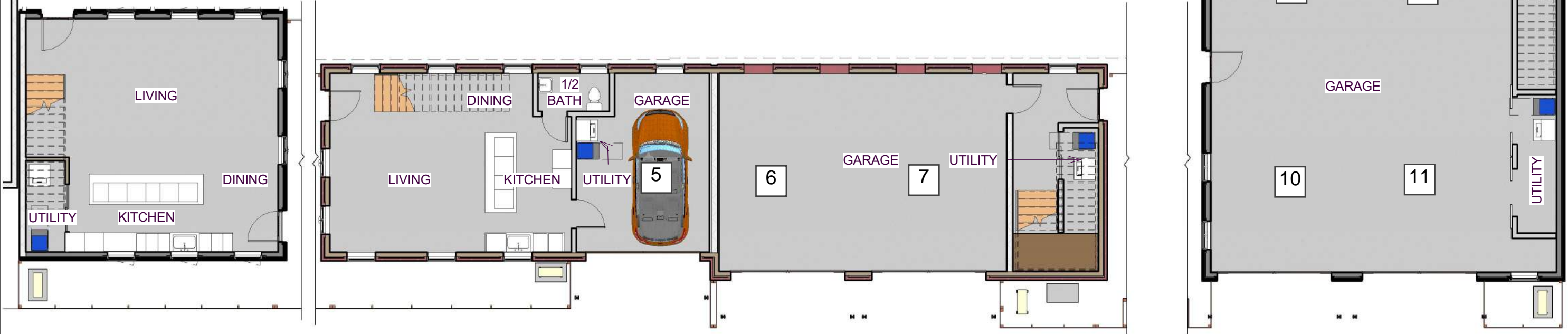
NOTE: PRIMARY ACCESS ALLEY TO BE NAMED ("NAME" "ALLEY") PRIOR TO BUILDING PERMIT SUBMISSION AND APPROVED BY CITY COUNCIL. OWNER PURCHASED AND INSTALLED SIGNAGE TO MEET CITY SPECIFICATIONS.



① Fire Access Plan
1/16" = 1'-0"

NOTE: UTILITY SURVEY AND STORMWATER QUALITY AND QUANTITY CALCULATIONS WILL BE PART OF BUILDING PERMIT APPLICATION. SANITARY AND STORMWATER PIPING TO BE RUN SEPARATELY TO CRENSHAW COMBINED SYSTEM.

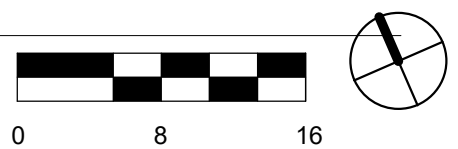
SEE 1/A0 FOR LAYOUT OF FOUR
(4) SITE PARKING SPACES

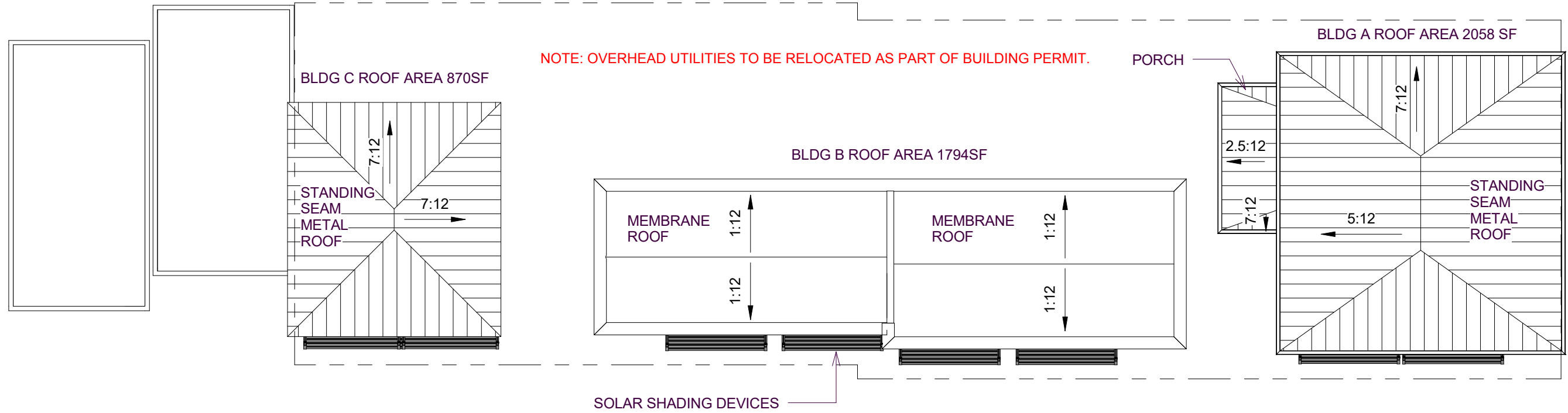


1 First Floor Overall
3/32" = 1'-0"

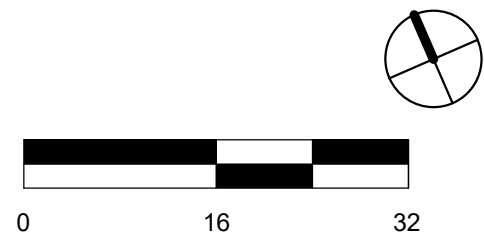


2 Second Floor Overall
3/32" = 1'-0"



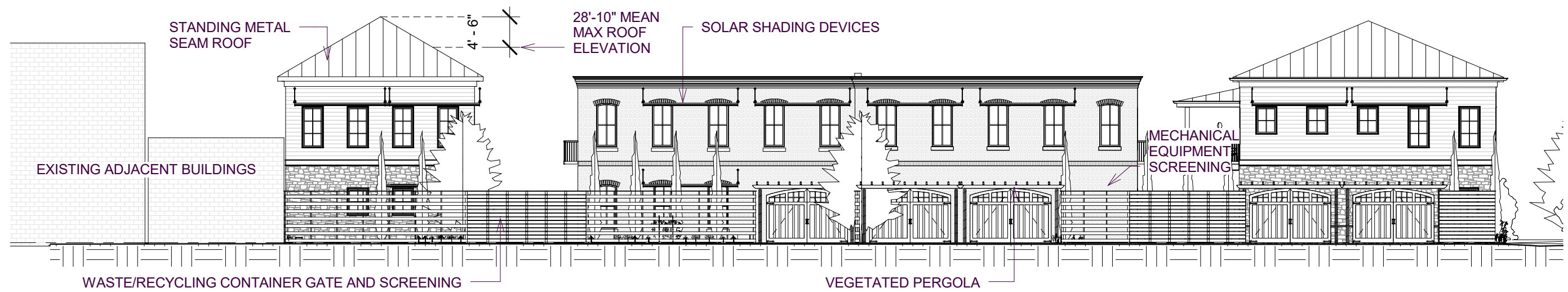


1 Roof Plan
1/16" = 1'-0"





1 North Elevation
1/16" = 1'-0"

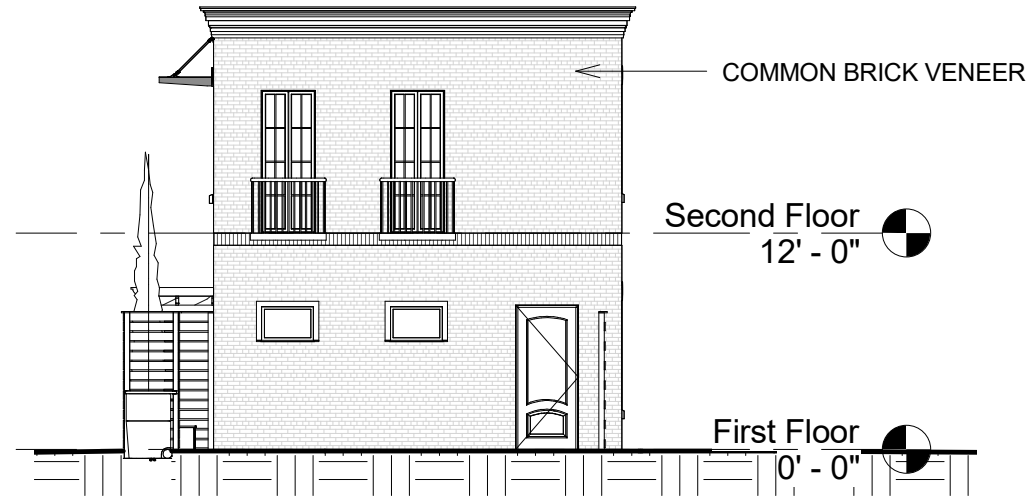


2 South Elevation
1/16" = 1'-0"





① East Elevation - Building A
3/32" = 1'-0"



③ East Elevation - Building B
3/32" = 1'-0"



⑦ West Elevation - Building A
3/32" = 1'-0"



④ East Elevation - Building C
3/32" = 1'-0"



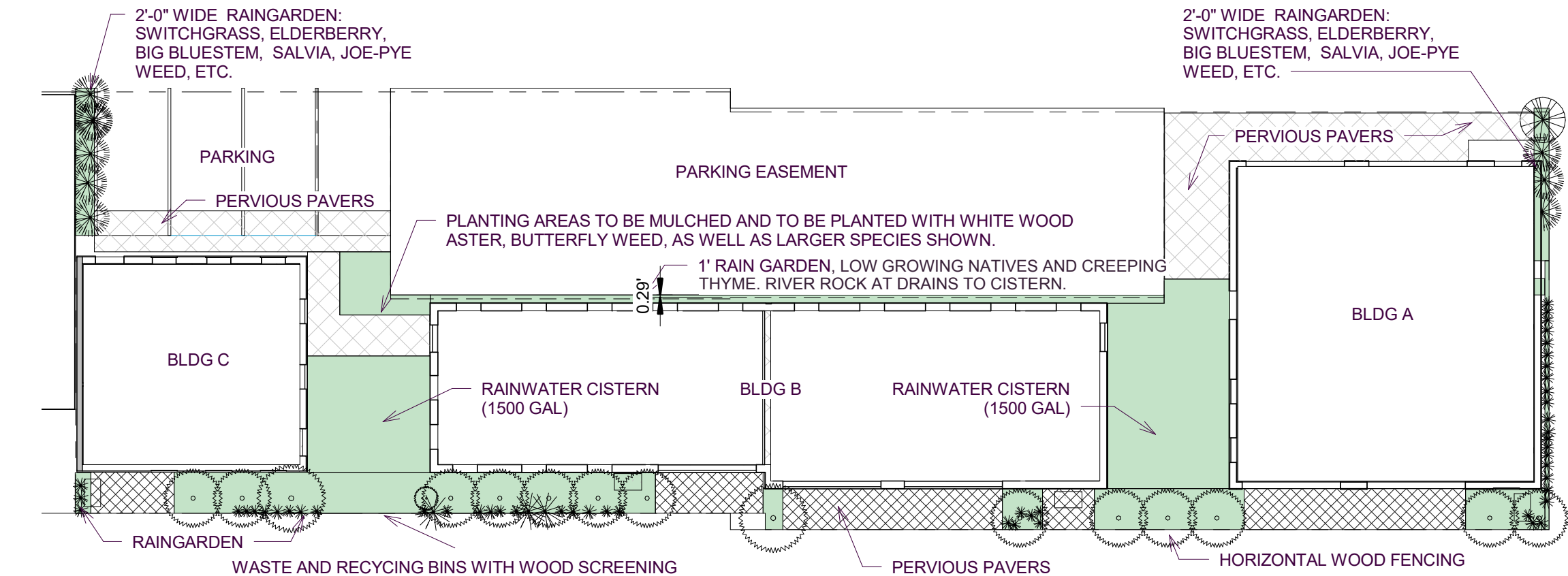
⑥ West Elevation - Building B
3/32" = 1'-0"



② West Elevation - Building C
3/32" = 1'-0"



0 8 16



| PLANT SPECIES SCHEDULE | |
|------------------------|----------------------------|
| | VIRGINIAN JUNIPER (20') |
| | CHERRY TREE (15') |
| | GRAY BIRCH TREE (10') |
| | SWITCHGRASS (1'-6", 4'-6") |
| | LUPINE (1'-10", 3'-10") |

NOTE: PLANT SPECIES LISTED AS EXAMPLES WHILE EQUIVALENT SPECIES AND ADDITIONAL LIKE SPECIES WILL BE ACCEPTED WITH PREFERENCE GIVEN TO NATIVE POLLINATOR FRIENDLY SPECIES.

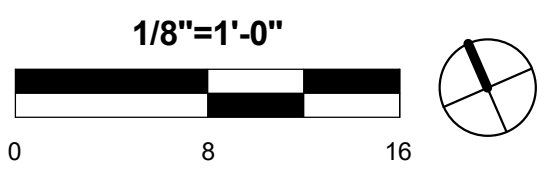
1 Landscape Plan
1/16" = 1'-0"

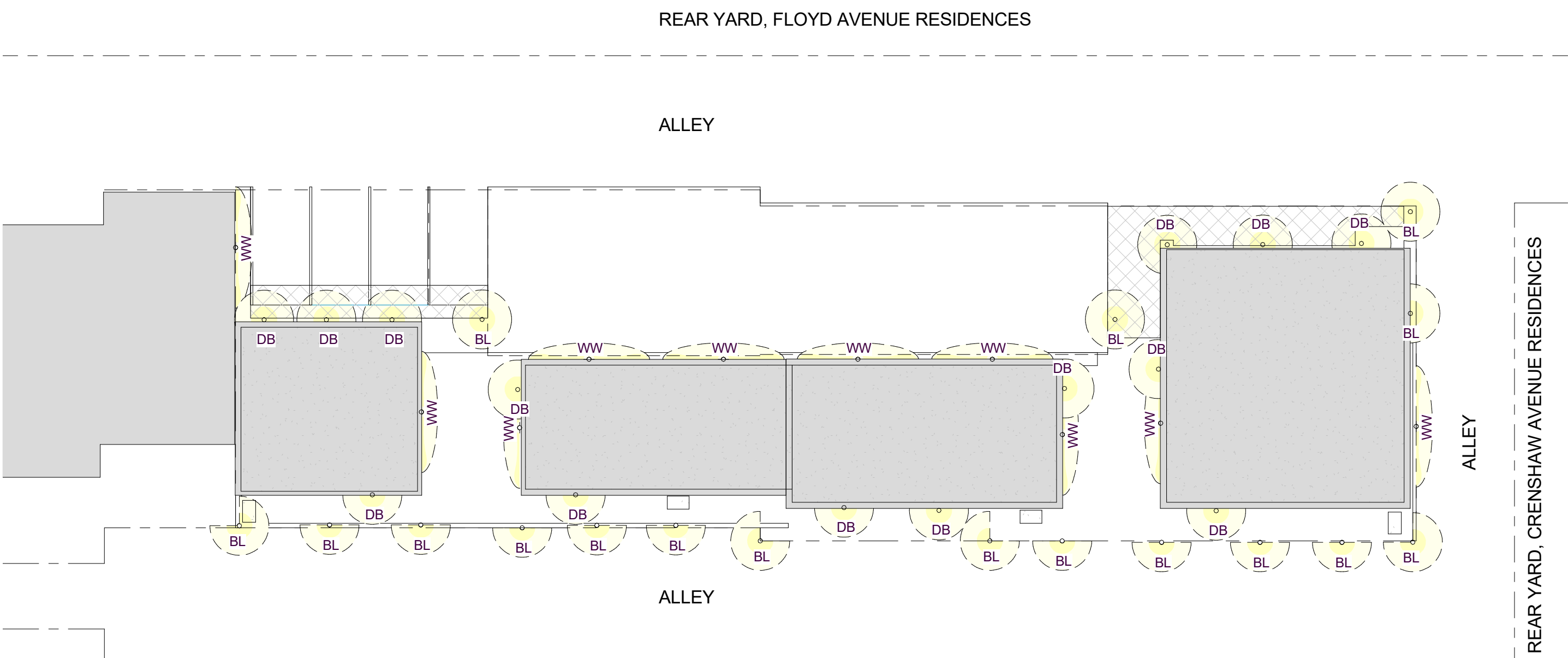
PERVIOUS SURFACE AREA IMPROVEMENTS

- NOTE: R-6 ZONING ALLOWS 55% LOT COVERAGE.
TOTAL BUILDING FOOTPRINT (A,B,&C): 4,030 SF (43%)
- EXISTING: 0% OF 9305.76 SF
 - NEW: PERVIOUS/ATTENUATED AREA: 5513/9305 = 59%
1290 SF PLANTED AREA
960 SF PERVIOUS PAVERS
5063 SF ROOF AREA (54%), RAINWATER COLLECTION
5513 SF TOTAL PERVIOUS OR DIVERTED/DELAYED RUNOFF
 - NEW: REMAINING PARKING EASEMENT AND ACCESS
41% IMPERVIOUS AREA

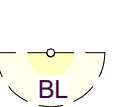
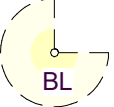
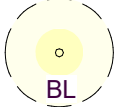
LOW IMPACT DESIGN STRATEGIES

- 3000 GALLONS OF ON-SITE RAINWATER STORAGE AND WATER SUPPLY FOR LANDSCAPING.
- 180 SF OF RAIN GARDENS TO FILTER PAVED PARKING RUNOFF.
- 480 VEGETATED FILTER STRIPS TO FILTER ALLEYWAY RUNOFF.
- 300 SF OF PLANTED PATIO WITH PERVIOUS SURFACES.
- 960 SQUARE FEET OF PERVIOUS PAVERS.






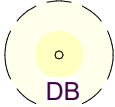
BEAM SPREAD DIAGRAMS



BOLLARD FIXTURE, GROUND-MOUNTED, IN 360, 270, AND 180 DEGREE CONFIGURATIONS



WALL WASHER FIXTURE, BUILDING-MOUNTED



DOWNLIGHT FIXTURE, BUILDING-MOUNTED

NOTE: ALL EXTERIOR LIGHTING TO MEET LOCAL ZONING REGULATIONS AND AT A MINIMUM ACHIEVE "FULL CUT-OFF" AND BE "FULLY SHIELDED". FOLLOW RECOMMENDATIONS OF THE **INTERNATIONAL DARK SKY ASSOCIATION** IN THE GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS.



0 16 32



Full Scale Architecture

Site/Landscape/Building/Lighting

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

| |
|----------------------|
| Site Lighting |
| SUP Submission |
| Project number: 3601 |
| Date: 2/12/2020 |

Drawn by: Author

Scale 1/16" = 1'-0"

SL1