



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: 18 West Franklin Street Date: 04/18/2019
Tax Map #: W000/0104-022 Fee: _____
Total area of affected site in acres: .092

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

Zoning

Current Zoning: RO-3 Residential Office

Existing Use: Office

Proposed Use

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

Five unit multi-family dwelling with short term occupancy
Existing Use: Office

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA 19-01

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 11 South 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: 18 W Franklin Street, LLC

If Business Entity, name and title of authorized signee: Mark Kittrell, Manager

(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: 414 Strawberry Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 399-8234 Fax: ()
Email: mark.s.kittrell@gmail.com

Property Owner Signature: *Michael*

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

April 22, 2019

Revised November 27, 2019

Special Use Permit Request

18 West Franklin Street, Richmond, Virginia

Map Reference Number: W000-0104/022

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

11 South 12th Street, Suite 500

Richmond, Virginia 23219

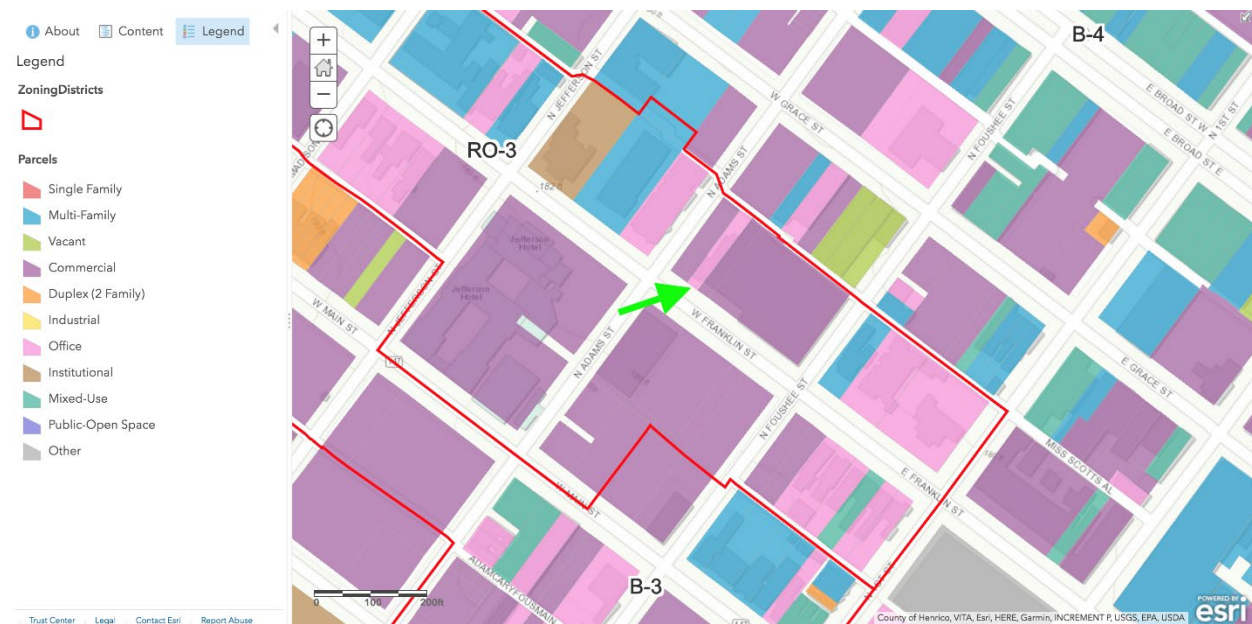
Introduction

The property owner is requesting a special use permit (“SUP”) for 18 West Franklin Street (“the Property”). The SUP would authorize the use of an existing building for a tourist home with five guest rooms that does not conform to the underlying RO-3 Residential Office district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on West Franklin Street near the intersection with North Adams Street. The Property is referenced by the City Assessor as tax parcel W000-0104/022. Per assessment, The Property is roughly 24.74’ wide by 161.75’ in depth, with a jog 3.3’ in the north side boundary near the alley at the rear. The Property contains approximately 3,986 square feet of lot area, and has alley access to an improved alley.



The Property is improved with a historic three-story brick building built in 1895. The building was constructed as a single-family dwelling but has most recently been used as an office building. According to City Assessor’s records, the building includes 5,132 square feet of finished floor area. The Board of Zoning Appeals approved a variance from the side yard requirements to permit conversion of the building from office to a five-unit multifamily dwelling in 2018 (BZA 01-2019). That approval is substantially the same as this request in terms of the building configuration and only differs where terms (length) of occupancy are concerned. The building has not yet been converted to the multifamily dwelling use.



Figure 1: 18 W Franklin and adjoining YMCA



Figure 2: 18 West Franklin, rear view

The downtown YMCA (circa 1930 with later additions) abuts the Property to the east. A surface parking lot owned by the YMCA abuts the Property to the west. The Jefferson Hotel (circa 1895) is located to the southwest across the intersection of West Franklin and North Adams street. Properties in the vicinity and within two blocks include multiple uses, including residential, office, cultural, social and hospitality uses.

EXISTING ZONING

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

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).

The Downtown Plan concludes about Monroe Ward: “The 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 Plan’s Future Land Use statement includes “The 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 Richmond 300 city-wide planning project now underway 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 convert the historic building from office to a tourist home with five guest rooms. This use is more consistent with the original residential use than the more recent office use. The tourist home would serve as a hospitality use with guest rooms 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 during their stay in the City.

PURPOSE OF REQUEST

The current RO-3 zoning permits tourist homes as a matter of right. The definition of ‘tourist home’ contained in the zoning ordinance requires that access to individual guestrooms is provided exclusively from within the building. Due to the configuration of the building, a historically appropriate rehabilitation of the property requires that one of the units have an independent access. Due to this feature, a special use permit is required.

In exchange for the SUP, the intent of this request is to accommodate a use that is beneficial to the neighborhood while also preserving and rehabilitating a structure that was originally intended for residential use. More specifically, this request would provide five 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 three-story structure would be sensitively converted from office to a tourist home with five high-quality, one-bedroom guest suites. Two guest suites would be located on each of the first two floors with a third dwelling located on the third floor. Each guest suite would be luxuriously furnished and would be designed to provide for the needs of the traveling public. The proposed guest suites would compare favorably with other multi-family dwelling projects in the vicinity that are available for long term rental.

Two off-street parking spaces would be provided on the site accessed from the alley at the rear of the Property. The office use of the Property required fourteen (14) parking spaces of which twelve (12) were nonconforming spaces. The proposed tourist home use would only require five (5) parking spaces which represents closer conformance with the parking requirements than the former office use. The provision of two off street parking spaces along with the availability of on-street parking and numerous off-street parking resources in the vicinity will more than adequately address the parking needs of the Property.

The appropriately scaled tourist home in the existing historic building is compatible with and complementary to the surrounding neighborhood in terms of use and architectural character. The proposed rehabilitation would preserve the existing while establishing a use that is more in line with the original use of the Property. This proposal for a hospitality use by virtue of permitting short term rental would open the rehabilitated final product for the greater enjoyment of the public at large.

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. The negligible traffic generation associated with these uses. The proposed tourist home with five 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 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 the above referenced private operations or City services. To the contrary, the proposal could provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the area.

- *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 a historic residence for a tourist home with five guest rooms in the attractive Monroe Ward area of the city. We believe that this proposal provides an excellent opportunity for this significant structure to be repurposed for a use that is most compatible with the neighborhood in terms of use and character. From a policy perspective, the tourist home 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.