

3301 & 3303 Park Avenue – Special Use Permit - Applicant Report December 17, 2021

General Project Description

The subject property for the requested Special Use Permit is at two contiguous parcels, 3301 and 3303 Park Avenue. The City Parcel Numbers are W0001518016 and W0001518017 containing 0.08 acres each for a total of 0.16 acres of land in the R-6 Single Family Attached Zoning District. There is a single-family residential home on 3301 Park Avenue built in 1917. The development project proposes to demolish the single-family home, subdivide the property into 4 single family attached residential units (townhouses) and a residual parcel owned by an association. The development project proposes two units facing Park Avenue and two units facing the Tilden Street. Parking for the units will be provided in garages accessed from a private drive off of Tilden Street.

The proposed development fits with the character of the area as several single family attached unit are in the blocks surrounding the development

The density within the R-6 Zoning District is 10 units per acre. The SUP proposes an increase to 25 units per acre (4 Units on 0.16 Acres).

The minimum lot size required in the R-6 Zoning District for Single Family Attached Residential Units is 5,000 Square Feet with a minimum lot width of 50 Feet. The existing lots are 25 Feet in width. The SUP proposes a reduction of the minimum lot size to 1,200 Square Feet and a reduction of the minimum lot width to 23 Feet.

The minimum front yard required in the R-6 zoning is 15 Feet. The SUP proposes a reduction in the minimum front yard setback to 0 Feet. The minimum side yard setback required in the R-6 zoning is 3 Feet for detached units and 10 Feet at the end of series of units. The SUP proposes a reduction in the minimum side yard setback to 0 Feet along Tilden Street and 3 Feet between 3303 Park Avenue and the adjacent property at 3305 Park Avenue.

The maximum lot coverage in the R-6 zoning is 55 percent. The SUP proposes that this requirement be eliminated as the units will consume the majority of their respective lots.

The maximum building height in the R-6 Zoning District is 35 Feet. The SUP proposes to increase the maximum building height to 45 Feet.

The townhouse units are intended to be a for sale, fee simple product. The townhouses are intended to be high quality architectural units as shown in the architectural plans provided with the Application.

Community Engagement

On December 1, 2021, the Development Team began communications with the neighboring properties, however, no specific feedback has been provided at this time and the conversations thus far have been preliminary and will be ongoing throughout the SUP process. We understand that there are a number of Civic Associations that may be active within this area of the city and we are committed to conversations with area Civic Associations.

Safety, Health, Morals and General Welfare of the Community

The proposed development will be high quality residential units consistent with the residential units along Park Avenue and the neighboring subdivisions. The development should not pose any detrimental safety, health, or moral conditions upon the community and will be consistent with the general welfare of the neighboring community.



Congestion in Streets, Roads, Alleys and other Public Ways

The four units proposed will not be a significant generator of traffic on the area roads, alleys, or public ways.

There is sidewalk along the Park Avenue and Tilden Street as well as some trees along the roadside. We have noticed these trees have heaved the sidewalk, particularly along the Park Avenue Frontage and are overhanging the development property and would need to be limbed up to the right of way line at the very least to facilitate construction. As such, we have identified trees to be removed and proposed a specific streetscape in replacement. With this SUP we are requesting that the streetscape proposed be sufficient to satisfy Urban Forestry and that no further mitigation will be required. The streetscape will be mutually beneficial as the City will achieve a repaired sidewalk and fresh landscaping and the project will not have broken and heaving sidewalks directly out their front door.

Hazards from Fire, Panic or Other Dangers

The proposed development will be required to meet current Building Code requirements including Fire and Life Safety requirements. Many of these requirements were not in place when the original structure on the property was built in 1917. As such, we believe the hazard from a Fire, Panic, or Other Dangers standpoint will be mitigated naturally by the Code required design.

Interference with Public or Private Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation or other Public Requirements, Conveniences, and Improvements

The proposed development will take place entirely on private property with the following exceptions:

1. Modifying the existing connection to Tilden Street
2. Water service connection(s) in Park Avenue and/or Tilden Street
3. Sanitary sewer service connection in Park Avenue and/or Tilden Street

With the limited number of residential units proposed we do not anticipate any negative impacts to public or private schools, parks, or playgrounds. Per preliminary discussions with the Department of Public Utilities, it appears there is adequate water and sewage disposal capacity within the existing lines to service the development.

Interference with Adequate Light and Air

Since the property is already developed and will be replaced with single family residential units; the light pollution created by the development will be limited.

Conclusion

The Special Use Application request at 3301 and 3303 Park Avenue requests relief from the minimum lot sizes, setbacks, and minimum lot widths required within the R-6 Zoning District. It also requests a slight increase in building height from 35 Feet to 45 Feet. The proposed development will be a high-quality single family attached development with four units. The development is consistent with other multi-Unit developments within area of Park Avenue and developments in the Museum District.

We believe the redevelopment of this property to a higher and better use will contribute an enduring quality and character to the neighborhood and we look forward to working with the City of Richmond to bring this project to fruition.

