



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: 2200, 2202, 2204, 2206, and 2208 West Cary Street and 10 S Shields Avenue Date: 12/17/2018

Tax Map #: W000-0994/022, /024, /025 and /017 Fee: \$300

Total area of affected site in acres: 0.607 acres

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

Zoning

Current Zoning: R-63

Existing Use: Vacant lot with a billboard and duplexes

Proposed Use

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

Single-family

Existing Use: Vacant lot with a billboard and duplexes

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 W. Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Daniel Investments & Dev LLC, Caryshields LLC, Caryshields Condominium LLC

If Business Entity, name and title of authorized signee: Samuel W. Daniel

(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: P.O. Box 6749

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 340-1902 Fax: ()

Email: SWD@danielco.net

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)



December 17, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 2200, 2202, 2204, 2206 and 2208 W Cary Street and 10 South Shields Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the properties at 2200, 2202, 2204, 2206 and 2208 West Cary Street and 10 South Shields Avenue. With this application, the property owner is petitioning the City Council for a SUP to authorize eighteen (18) single-family attached dwellings and one single-family detached dwelling in an R-63 Multifamily Urban Residential District. This SUP would waive the lot size and public street frontage requirements for single-family dwellings.

Site

The subject property is comprised of five lots located in the Near West Planning District at the intersection of West Cary Street and South Shields Avenue. 2200, 2202, 2204, 2206 and 2208 W. Cary Street have a land area of 0.548 acres and 10 S. Shields Avenue has a land area of 0.059 acres. 2202 and 2204 W. Cary Street is improved with a two-story multifamily residential building with 4,840 square feet of floor area and 2206 and 2208 are also improved with dwellings. 10 S. Shields Avenue is improved with a two-story, single-family dwelling with 1,932 square feet of floor area. The surrounding properties are mostly comprised of single-, two-, and multi-family residences in the R-63 district.

Zoning and SUP Ordinance Conditions

The subject property is located in the R-63 Multifamily Urban Residential District which permits residential uses and limited commercial uses on corner lots. Single-family attached dwellings are required to be on lots of not less than 2,200 square feet. Single-family detached dwellings are required to be on lots of not less than 3,000 square feet. In addition, each building is required to have frontage on an improved public street or a recorded permanent access easement. One parking space per dwelling is required under normal zoning regulations.

This SUP, if approved, would waive the minimum lot size requirements for detached and attached single-family residences and permit nine of the proposed dwellings to front on a private driveway.

Proposal

We proposed to develop 18 single-family dwellings on the property and allow the lot area devoted to the dwelling at 10 S Shields Ave to be reduced with the existing house either to be retained or replaced. Each dwelling unit would be three-stories in height and provide approximately 2,000 square feet of finished living area. Each lot would contain approximately 1,000 square feet of land area. Nine of the proposed dwellings would front along West Cary Street, and nine dwellings would front along an interior landscaped courtyard which would also provide usable open space for all of the residents of the development.

Nineteen off-street parking spaces would be provided for the dwellings. Eight of the dwellings would offer garages located at the rear, and 11 additional spaces would be provided on a parking lot behind the dwellings. The garages and parking lot would be accessible by a proposed private driveway and/or an existing public alley from S. Shields Avenue.

Master Plan

The Master Plan recommends Single-Family Medium Density land use for the subject property. Primary uses are single and two-family dwellings, both detached and attached, at densities between 8 and 20 units per acre (p. 133). The Land Use Plan for the Near West District does not recommend any substantial changes to the distribution of land uses; rather it is meant to accommodate new and diverse development opportunities where appropriate, while preserving the urban character of an area almost entirely built out (p. 229).

This proposal to develop single-family dwellings is consistent with the Plan recommendations for the land use of the property. The architectural design and mass and scaling of the dwellings would specifically complement the existing urban character of the neighborhood. High quality materials would also be used in the construction of the dwellings to fit with the existing historic structures in the neighborhood. In addition, the layout of property with parking at the rear would maintain an active street frontage along both W. Cary Street and S. Shields Avenue and preserve the pedestrian-friendly nature of the area.

While this proposal seeks an exception from the density restriction for single-family dwellings, the proposed development would be permitted by-right under R-63 regulations as a multi-family development. However, instead of condominiums, we believe that single-family dwellings on individual fee simple lots as proposed is more appropriate and in keeping with the historical development pattern of this West Cary Street neighborhood.

City Charter Conditions

This is an excellent opportunity to bring high-quality single-family dwellings to an important neighborhood in the Near West End. The proposed development would contribute positively to the housing stock in this part of West Cary Street and provide a high-quality housing option to its residents. We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Parker C. Agelasto
Matthew Ebinger, Secretary to the City Planning Commission