



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: 700 N 31st Street Date: 11/05/2018
 Tax Map #: E-000-0631/009 Fee: 300
 Total area of affected site in acres: 0.226

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

Zoning

Current Zoning: R-6

Existing Use: Vacant, with detached garage accessory

Proposed Use

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

Six (6) single family attached dwellings

Existing Use: Vacant, with detached garage accessory

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Matt Jarreau / cc: Mark Baker,

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

Property Owner: RVA Sugar LLC

If Business Entity, name and title of authorized signer: Matthew Jarreau

(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: 114 N 3rd Street
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 762-8092 Fax: ()
 Email: mattj@htrsi.com

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

November 5, 2018

*Special Use Permit Request
700 N 31st Street, Richmond, Virginia
Map Reference Number: E000-0631/009*

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|---------------|---|
| 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 12 th Street, Suite 500 Richmond, Virginia 23219 |

Introduction

The owner is requesting a special use permit (SUP) for 700 North 31st Street (“the Property”). The SUP would authorize the construction of six (6) single-family attached dwellings configured as three attached pairs, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of North 31st Street between M and N Streets and is referenced by the City Assessor as tax parcel E000-0631/009. The Property is a vacant lot with a detached accessory garage that is roughly 80.9’ wide by 121.95’ in depth and contains approximately 9,865.76 square feet of lot area.



The nearby properties to the north, west and south are generally developed with single-family detached dwellings. Within a one-block radius, though, there is a mix of single-family attached, two-family, and

multi-family dwellings. South of M Street along the western side of N 32nd Street lie a series of attached two-family and multi-family dwelling. Four single-family attached dwellings on 800, 802, and 806 N 32nd Street were granted a special use permit on July 25, 2018 which granted a waiver from setbacks, lot size, and off-street parking regulations.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the proposed single-family attached dwelling use. The surrounding properties to the west, north and east are also zoned R-6 with properties to the south being zoned R-63 Multi-Family Urban Residential.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Medium Density)" for the Property, while "Multi-family (Medium Density)" is recommended directly across M Street. The Master Plan describes the Single-family (Medium Density) land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached... Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of high-quality housing for middle-class homeowners and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of six single-family attached dwellings on individual lots.

PURPOSE OF REQUEST

The Property is exceptionally large for the vicinity. The Property has a lot width of roughly 80.9' along N 31st and contains approximately 9,925 square feet of lot area. According to the 1905 Sanborn Map, the Property was historically configured as at least six individual lots that fronted along M Street. The applicant would like to subdivide the Property into a total of six lots and construct six single-family attached dwellings that better replicate that original configuration.

The R-6 district permits the single-family attached dwelling use. The six proposed lots would have lot widths of approximately 20' and 1,647 square feet of lot area. This exceeds the required lot width of 19' (16' unit width minimum and 3' side-yard where not attached). However, although the proposed lots would be consistent with the historic development pattern, the required lot area of 2,200 square feet would not be met. In addition, as it is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the original lot pattern necessitates the provision of only one front yard, on the M Street frontage, and a side yard along the 31st Street frontage. Therefore, a SUP is required in order to permit the development.

The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the original lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. 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 six single-family attached dwellings would be two stories in height. The proposed buildings are configured as two sets of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character, with varying designs to better sample the neighborhood's multiple architectures. Each building would contain approximately 1,768 square feet of floor area. The six (6) individual dwelling units would be traditionally configured, with living room, dining area, kitchen, great room, and powder rooms on the ground floor, and three bedrooms with two bathrooms upstairs. Of the rooms upstairs, there will be a master suite as well as a laundry room. The dwelling floor plans are spacious and modern with open living areas.

The buildings would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. Four of the six dwellings feature full-width front porches, while two would have 5'x6' front porches, introducing variety along the M Street facades. There is ample room for six (six) on-street parking spaces along M Street, and approximately four (4) spaces along 31st street, bringing the on-street parking total to ten (10) spaces for the six (6) units.

Findings of Fact

The following are factors indicted 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 and availability of on street parking for this corner property will not create 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 is consistent with the historic lot pattern and density in the vicinity and 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would 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 dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development 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 single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. The appropriate urban form would give the property 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.