



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: 105 S Laurel Street Date: 8/17/2020
 Tax Map #: W000025503 Fee: \$300
 Total area of affected site in acres: 0.086

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

Zoning

Current Zoning: R-7

Existing Use: Vacant

Proposed Use

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

Three (3) Single-family attached dwellings
 Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 1519 Summit Ave., Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Kyle Johnston

If Business Entity, name and title of authorized signee: _____

(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: PO Box 7075
 City: Richmond State: VA Zip Code: 23221
 Telephone: (270) 779-8468 Fax: ()
 Email: kylejohnston@gmail.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 18, 2020

*Special Use Permit Request
105 South Laurel Street, Richmond, Virginia
Map Reference Number: W000-0255/037*

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 1519 Summit Ave, Suite 102 Richmond, Virginia 23230

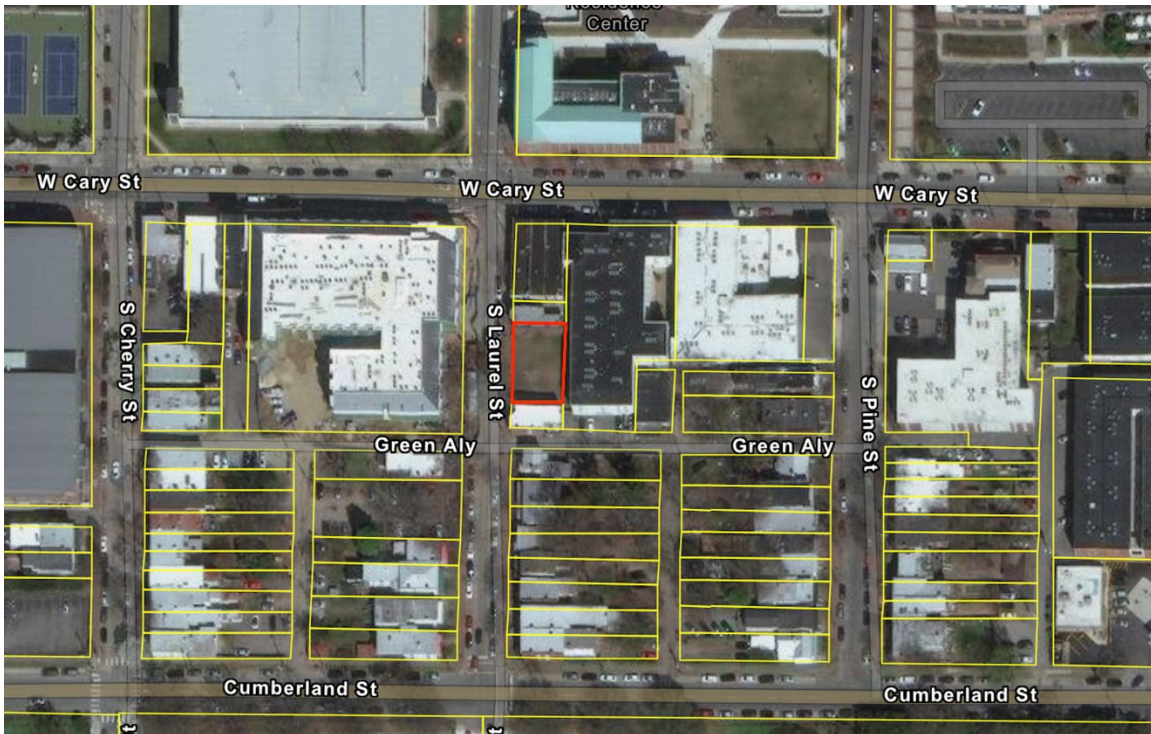
Introduction

The property owner is requesting a special use permit (the "SUP") for 105 South Laurel Street (the "Property"). The SUP would authorize the construction of three single-family attached dwellings on the vacant Property. As proposed, some of the features do not conform to the underlying R-7 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of S. Laurel Street between Cary Street and Cumberland Street. The Property is referenced by the City Assessor as tax parcel W000-0255/037. The Property is vacant, roughly 75 feet wide by 50 feet in depth, and contains approximately 3,750 square feet of lot area.



The properties in the block include a wide variety of housing types. Abutting the Property to the South and fronting on S. Laurel Street is a single-family detached dwelling on a lot that results in a density comparable to the proposed. Further south, across Green Aly, properties fronting on both sides of S. Laurel Street, are single and two-family dwellings. To the west, located at the intersection of W Cary and S Laurel, is a large, four-story multi-family dwelling complex including 103 dwelling units per the Assessor's records. Immediately to the north is a two-family dwelling

on a lot that is similar to the size of the lots proposed as well as a mixed-use building with restaurant and dwelling units. Further to the north, across West Cary Street, lies the Virginia Commonwealth University and associated uses including, but not limited to, residential dormitories and a parking deck. Directly to the east lies a four-story multi-family dwelling complex including approximately 67 dwelling units per the Assessor's records. Rounding out the West Cary Street frontage in the block are several mixed-use buildings, which are predominantly occupied as multi-family dwellings.

EXISTING ZONING

The Property is zoned R-7 Single- and Two-Family Urban Residential, which permits the proposed single-family attached dwelling use provided that a lot area of not less than 2,200 square feet is provided. The surrounding properties to the south are also zoned R-7. To the north, west, and east properties are zoned B-3 General Business.

MASTER PLAN DESIGNATION

The Master Plan recommends "Downtown General Urban Area" for the Property. The Master Plan describes this land use category as follows: "The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." 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 market rate housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

The Richmond 300 Master Plan recommends "Community Mixed-Use" for the Property. This use is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends single-family uses like the proposed dwellings which "complement existing context" while "prioritizing pedestrian, bike and transit access."

Proposal

PROJECT SUMMARY

The proposed development includes the construction of three (3) new single-family attached dwellings on the currently vacant Property.

PURPOSE OF REQUEST

Some more recent developments in the area have tended toward the consolidation of lots for the purpose of increasing the scale of the permitted development. The purpose of this request is to do the opposite. The Property consists of a single lot of record that is wider than similarly situated properties in the vicinity. The Property has a lot width of roughly 75.00 feet and contains approximately 3,750 square feet of lot area. Similarly situated properties in the 100 block of South Cherry, Laurel and Pine are characteristically narrow and developed with row homes, both attached and detached. Based on the historic lot pattern, many lots in the vicinity are nonconforming with regard to lot area and lot width. Consistent with that lot pattern, this request would divide the Property into three lots in order to allow the construction of three single-family attached dwellings. These lots would be larger than the existing abutting lots at 103 and 107 S. Laurel Street.

The R-7 district permits attached single-family dwellings. However, while the lots would be consistent with the lot pattern in the area, the required lot area would not be met. Therefore, a SUP is required in order to permit the proposed development.

The proposed dwellings would be located on individual lots of record and, as such, would be single-family dwellings that could be offered for sale for homeownership. However, given the context – the intensity of surrounding multi-family dwelling uses and the proximity to the Virginia Commonwealth University – the dwellings have been designed with the idea that, whether sold individually or not, they could alternatively be occupied as units for rent. With that in mind, this proposal includes a request to permit each dwelling unit to be occupied by not more than four unrelated persons or a combination of related and unrelated persons. The zoning ordinance currently restricts this occupancy to three individuals. As a result, the SUP is also required to authorize this proposed occupancy. This would not preclude the sale of the individual dwellings but would permit flexibility in their occupancy. The dwellings would still be designed and arranged as single-family attached dwellings with the expectation that, if rented, the occupants would live together as a single housekeeping unit.

In exchange for the SUP, the intent of this request is to ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient and would offer an appropriate transition from more intense uses in the West Cary Street corridor to the existing neighborhood to the south. The request would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area and. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed single-family attached dwellings would be three stories in height and of a modern design. The exterior would be clad in high quality and durable materials including, brick veneer, horizontal cementitious (hardieplank) lap siding, and cementitious panels. The overall design is intended to be compatible with the existing environment and surrounding buildings, which transition from more intense, generally larger-scale uses to the north, east and west to row homes to the south. The design references the siting and massing of existing row homes in the area while incorporating more modern design details. The intent is to recognize the traditional lot pattern while enhancing the overall architectural character of the area, which is diverse.

The two northernmost dwellings would each be approximately 16'5" in width and contain approximately 1,968 and 1,976 square feet of finished floor area while the southernmost dwelling would be 23'9" in width and contain 1,966 square feet of floor area. The two northern units would consist of three floors of living area. The first floor would contain a modern and open living area and kitchen. The second and third floors would each consist of two bedrooms with en suite bathrooms. The southern unit would consist of two finished floors of living area above a shared parking area. The first floor of the dwelling would contain a modern and open living area and kitchen. The second floor would consist of 4 bedrooms, each with en suite bathrooms. Each unit would include four bedrooms, and 4 ½ bathrooms.

Four parking spaces would be provided on the Property. The parking would be located within a covered parking area on the ground floor of the southernmost dwelling. The parking would be screened from public view by a wall that would be clad in brick veneer. The parking would be accessed by an existing curb cut located at the southern end of the Laurel Street frontage. Appropriate easements or agreements would be recorded in order to permit the use of the parking for the three dwellings with the Property being split into three lots.

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 SUP for high-quality infill construction 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and four off street parking spaces will create no 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 SUP 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 SUP would not adversely affect the above referenced City services.

- ***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 in the vicinity. As a result, this request 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 three single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality, market-rate infill development. The request would contribute to the character of the neighborhood by upgrading the currently vacant Property with a compatible development. The proposal would contribute to the vibrancy of the block through a design that is consistent with the historic development pattern and respectful to the surrounding neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.