



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.richmondva.gov/>

SULP-058106-2019

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: 2007 Cedar Street Richmond, VA 23223 Date: 7/23/19
 Tax Map #: E000-0252-003 Fee: ~~\$300.00~~ 1800
 Total area of affected site in acres: .04

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

Zoning

Current Zoning: R-63

Existing Use: vacant land

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Five unit building that includes 3 one bedroom units and 2 two bedroom units with off street parking for each unit

Existing Use: Vacant Land

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Zach Kennedy

Company: Cheneys Creek, LLC
 Mailing Address: 6700 Stuart Avenue
 City: Richmond State: VA Zip Code: 23226
 Telephone: (804) 980-7377 Fax: ()
 Email: zlkennedy1@gmail.com

Property Owner: Cheneys Creek, LLC

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: 6700 Stuart Avenue
 City: Richmond State: VA Zip Code: 23226
 Telephone: (804) 980-7377 Fax: ()
 Email: zlkennedy1@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 Report: ¹

We believe that the highest and best use for 2007 Cedar Street is to provide a multi-family building that can provide residents in the community five safe, clean, and healthy home units. The vacant land is currently zoned R-63 and our proposal maintains that zoning as the theme for the property. We would provide housing for three 1-bedroom housing units and two 2-bedroom units. Each home will have an off-street parking space, outdoor living area, and indoor and outdoor bicycle parking.

Addressing Possible Concerns:

- a. **The proposed special use will not be detrimental to the safety, health, morals and general welfare of the community involved**

The proposed housing plan would help promote the safety, health, and general welfare of the community. This building will offer the community five wonderful new residents that would help promote the integrity of the area. The building itself will be impeccably maintained, attractively landscaped, and aesthetically appealing from all angles. Each home has outdoor living area which allows more fellowship with neighbors and helps reduce the presence of criminal activity. The property will also provide much needed ambient lighting in the alley to help promote safety in the neighborhood without creating a nuisance.

- b. **The proposed special use will not create congestion in streets, roads, alleys etc**

We reduced the proposed number of home units from 9 to 5 in an effort to avoid possible street, road and alley congestion. By reducing the housing site, we are able to provide a minimum of five parking spaces which allows each housing unit a designated parking space. Currently, all but five homes in the area have designated off street parking for their homes that can be utilized and with the five spaces we offer there will be minimum impact to the current street and alley conditions.

- c. **The proposed special use will not create hazards from fire, panic or other dangers**

Developing this property will reduce potential hazards and dangers that presently exist. Currently, the alley is dark and the subject lot along with another are used to dispose of refuse and park equipment and vehicles, making it difficult to control. With the proposed new home development the neighborhood will receive much needed safety lighting in the alley, additional neighbors to help positively impact the area, and a well-manicured landscape which will encourage and promote a positive living environment for the neighborhood.

- d. **The proposed special use will not tend to cause overcrowding of land and undue concentration of population**

¹ 2007 Cedar Street SUP Applicant Report

Currently R63 zoning allows for a building to cover 55% of the land area. The proposed building will cover less than 40% of the land area. By allowing this carefully designed project to be built, we would be contributing positively to the City, by helping implement their master plan of increased density and growth of the residential neighborhoods.

- e. **The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies etc.**

By offering new homes for City residents to live in, we believe this will positively affect the schools, parks and playgrounds of the area. We see our residents attending the schools the City offers and enjoying the parks, playgrounds, and other wonderful amenities that the City offers.

- f. **The proposed special use will not interfere with adequate light and air**

R-63 zoning allows for a maximum building height of 35 feet. Our proposed building will be a few feet below the current height restriction. We do not see this building negatively impacting the light or air of the neighborhood. The building will be built with white siding, will have energy efficient HVAC equipment, energy efficient ambient evening lighting, and outdoor space for residents. Moreover, the landscaping will provide more vegetation, greenspace, and promote cleaner air. ²

² 2007 Cedar Street SUP Applicant Report