



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/>

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 _____ Date: _____

Property Address: 509 & 511 Libbie Avenue
 Tax Map #: W0200113014 & 3015 Fee: \$300
 Total area of affected site in acres: 0.23

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

Zoning

Current Zoning: R-4 Residential (Single Family)

Existing Use: 2 single family homes, one on each parcel.

Proposed Use

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

2 rows of 7 attached townhomes.
 Existing Use: See above.

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 LLC
 Mailing Address: 23 West Broad Street #304 State: VA Zip Code: 23220
 City: Richmond Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: 509 Libbie 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: 350 Pembroke Lane State: VA Zip Code: 23238
 City: Richmond Telephone: (804) 314 6008 Fax: ()
 Email: SCOMETAS@Gmsr.com

Property Owner Signature: [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)



June 5, 2020

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

Re: 509 and 511 Libbie Avenue Special Use Permit (1st Submission)

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report with the Special Use Permit application for the two properties located at 509 and 511 Libbie Avenue. With this application the property owner and developer, 509 Libbie LLC and Markel Eagle, are petitioning City Council for a SUP to allow for the construction of fourteen new attached single-family homes.

The homes will be classical in aesthetic and constructed of high-quality materials, each containing between 3,000 to 4,500 square feet. They have been designed to have frontage on Libbie Avenue to enhance the streetscape and vibrancy of the street. The proposed homes would each contain a two- or three-car garages accessed by a common alley. Each home would be located on an individual lot of record created through the subdivision process. The proposed alley and access would be maintained by a homeowners' association. Landscaping between the homes and the adjacent properties is proposed to soften the edge of the development and provide screening and a buffer for the surrounding neighbors.

Existing Site Conditions

The subject properties front on the east side of Libbie Avenue, located in The Far West Planning District. This portion of Libbie Avenue connects the two commercial nodes at its intersection with Grove Avenue to the south and Patterson Avenue to the north.

The two lots combine for a total area of 0.689 acres and are currently improved with two single-family houses that are approximately 1,500 square feet each. Together the lots have 150 feet of linear footage along Libbie Avenue.

The four- and one-half story Tiber condominium project is located directly across Libbie Avenue from the properties. This development was on 0.727 acres and contained fifteen dwelling units. It is similar in density to this proposal but configured differently and in a larger building.

Current Zoning

The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses. The proposed attached single-family homes are not permitted in the R-4 district. All of the properties on Libbie Avenue to the west and south of the subject properties are subject to special use permits, as none of them comply with the underlying R-4 zoning.

City's Master Plan for Future Land Use

The City's Master Plan recommends mixed-use development for the property. Specifically, for Libbie Avenue, the Plan states that although historically Grove and Patterson were separate shopping districts, there is an accelerating positive trend that will eventually join these into one shopping district. Development and zoning conversions are bringing more and more commercial and office uses to Libbie, between Grove and Patterson. This evolution of the three streets into one town center for Westhampton will be important to the future vitality of all the business on each of these streets. Expansion of the Libbie/Grove Service Center should occur north on those parcels that front Libbie Avenue to Kensington Avenue as shown on the Land Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning classification for this area.

The plan goes onto say that new development in the mixed-use area should be a range of residential and commercial uses, have setbacks that match the existing development or be adjacent to the sidewalk, and have parking located to the rear of buildings (p. 183).

This is an opportunity to bring a new housing type and homeowners to the area that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed attached homes are fully consistent with the Master Plan recommendation for the use of the property, and that, if approved, this use will greatly enhance the vitality of the Westhampton area.

Neighborhood and City Communication

The developer hosted a community meeting at the West End Branch Library on October 30, 2019 to garner feedback on the preliminary concept. Flyers were mailed out directly to 30 residents in proximity to the subject site. They were also sent to the property owners of each address. The leaders of the Granite Area Civic, Westhampton Merchants', Westhampton Citizen's, Westview Civic and Glenburnie Civic associations were notified as well.

The developer has also attended two meetings of the Westhampton Merchants' Association and a meeting of members of the Board of the Westview Civic Association in October 2019. Individual meetings with adjacent neighbors have also occurred.

City Charter Conditions

We trust that you will agree with us that this proposed Special Use Permits 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 be 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 Special Use Permit. 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", is positioned to the left of a vertical line.

Lory Markham

Enclosure: application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Andreas D. Addison, 1st Voter District