



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: 2219 Cedar Street, Richmond, VA 23230

Date: 11/27/2018

Tax Map #: E0000331005 Fee: 300

Total area of affected site in acres: 0.08

(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)

Two (2) Single Family Attached Dwellings

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:** 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 signee: Matt 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: 409 E Main Street, #204

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 306-9019 Fax: ( )

Email: matt@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)



November 27, 2018

BY HAND DELIVERY

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: Special Use Permit: 2217 Cedar Street (E-000-0331/005)**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit (the "SUP") for the property known as 2217 Cedar Street, identified as Tax Parcel E-000-0331/005 (the "Property"). The Property is generally located on the south side of Cedar Street between Jessamine Street and North 22<sup>nd</sup> Street. The property is currently unimproved. The SUP would authorize the division of the lot and the construction of two (2) single-family attached dwellings on the Property.



The Property is zoned R-63 Multifamily Urban Residential and is located in the Church Hill North Old and Historic District. City Assessor's records suggest the Property contains 3,472 square feet of lot area. The R-63 district permits single-family attached dwellings, provided that the dwellings are located on lots containing at least 2,200 square feet of lot area. Splitting the lot as proposed would create one lot of 1,736 square feet at 2217 Cedar Street, and another lot of 1,736 square feet at 2219 Cedar Street, each to be occupied by a single-family dwelling that are attached along the shared property line. As the proposed development does not meet R-63 lot area requirements, a special use permit is required.

Properties to the north, west, south and east are also zoned R-63 and are predominantly occupied by single-family dwellings, with Cedar Street Baptist owning unimproved land across Cedar Street. Within the greater neighborhood context, though, there is a multiplicity of use types, including two-family, multifamily, and commercial. The Master Plan recommends Mixed-Use Residential (MUR) for the Property and surrounding land to the north, west, south and east. The proposed single-family attached dwellings are consistent with this recommendation, and are also consistent with the dense conditions of the neighborhood context. For instance, the "on-site" density would be approximately 25 units/acre.

The proposed single-family attached dwellings would each be two stories in height, and a rear-sloping shed roof and other design elements consistent with the urban rowhouse style in the vicinity. The primary building material would be cementitious horizontal lap siding with parged foundation wall. The new dwellings would each contain approximately 1,532 square feet of floor area and would include 2 bedrooms and 2 ½ baths. The dwelling floor plans would be modern and would address the expectations for quality in today's market by including an open floor plan, spacious bedrooms and living areas, an en suite master bath, walk-in closets, and sizable porch areas.

The project's exterior was designed with careful consideration of the historic district guidelines and application has been made for a certificate of appropriateness from the Commission of Architecture Review (CAR). CAR review and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning.

In exchange for the SUP, the intent of this request is to allow for the sale of the proposed high quality single-family dwelling as home ownership opportunity, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 will not impact the safety, health, morals and general welfare of the nearby community. The development of the underutilized portion of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***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 traffic generation for two (2) single-family attached dwellings will be negligible. As such, the SUP 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 SUP will not tend to over crowd the land or create an undue concentration of population. The R-63 intent is to provide for this type of density in an urban setting. The proposed residential density for the new lot and its improvements is in the spirit of what is recommended by the Master Plan.

- ***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 amendment 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 development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of two single-family attached dwellings. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block through the provision of an appropriate

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urban form and use that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Baker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille