

APPLICANT'S REPORT

August 12, 2015

Revised March 21, 2016

Special Use Permit Request

1608 West Cary Street, Richmond, Virginia

Map Reference Number: W000-0658/028

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, LLC

919 East Main Street, Suite 2110

Richmond, Virginia 23219-4625

Introduction

Telfian Brothers, LLC requests a special use permit (SUP) for the construction of a two-family detached dwelling and accessory parking.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of West Cary Street Broad Street between South Vine and South Lombardy Streets. The subject property is referenced by the City Assessor as tax parcel W000-0658/028. The subject property is a vacant lot that is 25.92' wide by 90.48' in depth and contains approximately 2,345 square feet of lot area. The lot is relatively flat and is afforded access in the rear by means of an east-west alley.



The surrounding properties are developed with a mix of uses and include: single-family and single-family attached dwellings immediately to the west, commercial/industrial and residential uses to the north, commercial/retail uses and a two family dwelling to the east across South Lombardy, and a mix of contractors shops and other commercial uses, single family dwellings and multi-family dwellings to the south across Cary Street.

EXISTING ZONING

The property is zoned R-7 Single and Two-Family Urban Residential, which permits the proposed two family dwelling use. The properties to the west and south are also zoned R-7. The properties to the east are zoned UB Urban Business. The properties to the north are zoned R-7 and UB.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Medium Density)" for the subject properties.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a two-family detached dwelling and accessory parking accessed off the rear alley.

PURPOSE OF REQUEST

The R-7 district permits the two-family detached dwelling use. However, the lot area and lot width requirements applicable to two-family dwellings are not met. Therefore an SUP is required in order to permit the development.

The intent of the request is to authorize the development as an infill project that (1) is sensitive to the existing fabric of the block and neighborhood at large; (2) is consistent with the R-7 district and the Master Plan designation of "Single-Family (Medium Density)" in terms of use and (3) that allows a transition to the immediately adjacent UB zoning and commercial uses to the east. It is our opinion that the request meets these criteria. The design of the project as discussed below was developed with sensitivity to the varied architecture in the vicinity. The proposed use is contemplated by both the R-7 district and Master Plan designation. The two-family attached use is consistent with the uses contemplated by the Master Plan designation. Finally, the proposed use offers a suitable transition between residential uses to the west and the UB district and commercial uses to the east.

PROJECT DETAILS

The proposed building is an urban row house in configuration and is intended to be consistent with other residential buildings in the vicinity. The building would be three stories in height. The buildings would be clad in brick in order to ensure quality and consistency with many other dwellings in the vicinity, including a majority of those within the block. Front entry would be through offset side-by-side double front doors as is the case with other two-family dwellings in the vicinity.

Each dwelling unit will include approximately 1,500 square feet of floor area with three bedrooms and two and one half bathrooms. The dwelling unit layouts are modern with open living areas. These areas incorporate the kitchen into the living and dining space through the use

of peninsula-counter arrangements and bar seating. Ample counter space is proposed in addition to a sensible working layout, thereby maximizing kitchen functionality. Bedrooms are decidedly large with the smallest bedroom exceeding 12' by 12' in dimension. Each unit would include a master bedroom complete with en suite master bath and walk-in closet.

Three accessory parking spaces are proposed at the rear of the property which would be accessed from the east-west alley. The parking area is necessarily deep in order to allow additional vehicle maneuvering area in addition to the existing alley width.

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 amendment 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 amendment will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and three off street parking spaces for the two dwelling units 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 special use permit amendment will not tend to over crowd the land or create an undue concentration of land.

- ***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. This benefit can be attributed to the investment in the property coupled with the

anticipated absence of school-age children residing within the dwellings, who require substantial City spending in schools and playground facilities.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed building is of compatible massing and spacing to the existing in the vicinity, which are in many cases attached, and 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 two-family dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality infill design. The proposed development will respectfully replace a missing tooth in the existing urban fabric and help better frame the existing pedestrian friendly urban streetscape in the block. The proposed development will contribute to the vibrancy of the block through the provision of a uniform street front and the addition street life in the form of additional pedestrian traffic and street-oriented front porch. This, coupled with the fact that accessory parking is appropriately located to the rear of the property, give the property the much desired traditional neighborhood design that is appropriate to the vicinity. The request offers compatibility with the City's Master Plan in terms of use. Finally, the request provides a sensible transition between residential uses to the west and the UB district and commercial uses to the east.