



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: 1801 Carlisle Avenue Date: _____

Tax Map #: E0110205023 Fee: 300

Total area of affected site in acres: 0.233

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

Zoning

Current Zoning: R-5

Existing Use: One (1) two-family detached dwelling

Proposed Use

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

One (1) additional two-family detached dwelling

Existing Use: One (1) two-family detached dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Charlie Wilson

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: PEELER ANDREW AND BOOHER BRADLEY

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: 9213 CREMINS CT

City: MECHANICSVILLE State: VA Zip Code: 23116

Telephone: (804) 357-8248 Fax: ()

Email: apeele01@icloud.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

July 20, 2021

*Special Use Permit Request
1801 Carlisle Avenue, Richmond, Virginia
Map Reference Number: E011-0205/023*

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 530 East Main Street, Suite 730 Richmond, Virginia 23219

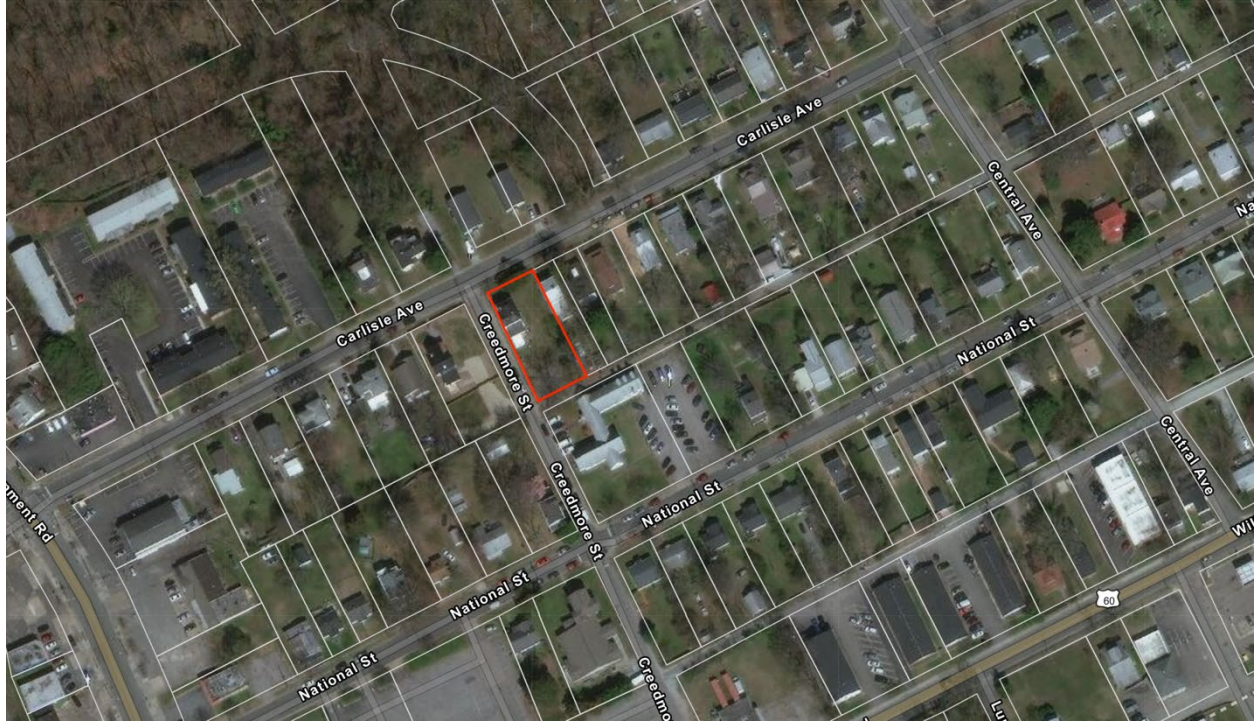
Introduction

The property owner is requesting a special use permit (the "SUP") for 1801 Carlisle Avenue (the "Property"). The SUP would authorize the construction of a new, two-family detached dwelling on the vacant eastern portion of the Property, which does not conform to the underlying R-5 Single-Family Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Carlisle Avenue at its intersection with Creedmore Street and consists of two lots from Block 19 of the original Montrose Subdivision. The Property is referenced by the City Assessor as tax parcel E011-0205/023, is roughly 66' wide by 153' in depth and contains approximately 10,142 square feet of lot area. The Property is currently improved with a two-family detached dwelling located on the eastern portion of the Property adjacent to Creedmore Street. Per the City of Richmond Assessor's records, the existing structure on the lot is two stories in height and includes 1,763 square feet of floor area. Access is provided by means of an east-west alley located to the rear of the Property.



Properties along Carlisle Avenue between Government Road and Central Avenue are developed with a range of uses. Single-family dwellings in the area are a mixture of one- and two-story dwellings located on lots ranging from approximately 91 feet in width at the intersection of Carlisle Street and Central Avenue to 30 feet in width immediately adjacent to the subject Property. To the north and west of the Property, across Creedmore Street and Carlisle Avenue lies a two-family detached dwelling. Further west along Carlisle exists a large, multi-family apartment complex. To the rear of the Property, across the public alley, lies the Restoration Fellowship Christian Center.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. Properties to the west lie within an R-48 Multifamily Residential district. Along Government Road to the west and south, lies a B-2 Community Commercial zoning district. To the south and west of the Property along Creedmore Street and Williamsburg Road are properties that are zoned RO-2 Residential-Office District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. This future land use designation allows for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Two-family dwellings ("duplexes") are contemplated as a secondary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of one two-family detached dwelling on the vacant western portion of the Property.

PURPOSE OF REQUEST

While the Property is a single legal lot of record from a zoning perspective, it includes two original subdivision lots from the Montrose Subdivision. For that reason, the Property is large for the area. A two-family dwelling exists on the eastern most original subdivision lot. The Property owner would now like to construct a two-family detached dwelling on the vacant portion of the Property, which includes the western most original subdivision lot. While two-family and multifamily dwellings exist within the neighborhood, the R-5 district does not permit the proposed use, therefore, a SUP is required.

The proposed two-family use is found within the surrounding area including the property immediately across the intersection of Carlisle and Creedmore. Likewise, the proposed lot width and area are compatible with other lots in the vicinity, which range from approximately 30 feet in width to over 90 feet. Based on this historic development and lot pattern many lots in the vicinity were developed as single subdivision lots and are nonconforming with regard to lot area, lot width and, in some cases, use. That is consistent with what is being requested here.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

PROJECT DETAILS

The proposed two-family dwelling has been designed to be compatible with other dwellings in the area. It would be two stories in height and the building design is intended to respect the traditional building styles found in the vicinity. To remain consistent with the existing buildings in the area, the dwelling has been designed with a single front door in order to present as a single-family dwelling from the street.

The dwellings would be configured as flats, with each dwelling unit occupying a floor and including approximately 1,280 Square feet of finished floor area. Entry to each unit would be provided from a first-floor foyer accessed from the covered front porch. Each dwelling unit would have two bedrooms and two baths. Bedrooms would be located at the front and rear of the units with an open living area in the center. Other amenities including washer and dryer and substantial storage space. The dwellings will be constructed with quality building materials, including cementitious horizontal lap siding, that provide durability and consistency with other siding types found in the area. Two parking spaces, accessible from the rear alley, will be provided for the dwelling.

Findings of Fact

The following are factors included 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 special use permit 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings and the proposed off-street parking will result in 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 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 special use permit 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 dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. 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 a two-family detached dwelling. The dwelling has been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with goals contained within the City's Master Plan and is consistent with the historic use of the property. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. It will help encourage a pedestrian friendly traditional neighborhood streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of additional street life in the form of pedestrian traffic. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.