



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: 1403 1/2 Spotsylvania Street Date: 08/30/2021
 Tax Map #: E0000608015 Fee: \$300
 Total area of affected site in acres: 0.109

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

Zoning

Current Zoning: R-6

Existing Use: Vacant

Proposed Use

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

Construct two, new single-family attached dwellings

Existing Use: Vacant

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: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

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

Email: markbaker@bakerdevelopmentresources.com

Property Owner: DOMINION AREA DEVELOPMENT GROUP LLC

If Business Entity, name and title of authorized signee: Bryan Traylor

(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: 615 ALBEMARLEST

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 780-2628 Fax: ()

Email: bryantraylor@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'S REPORT

August 30, 2021

*Special Use Permit Request
1403.5 Spotsylvania Street, Richmond, Virginia
Map Reference Number: E000-0608/015*

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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

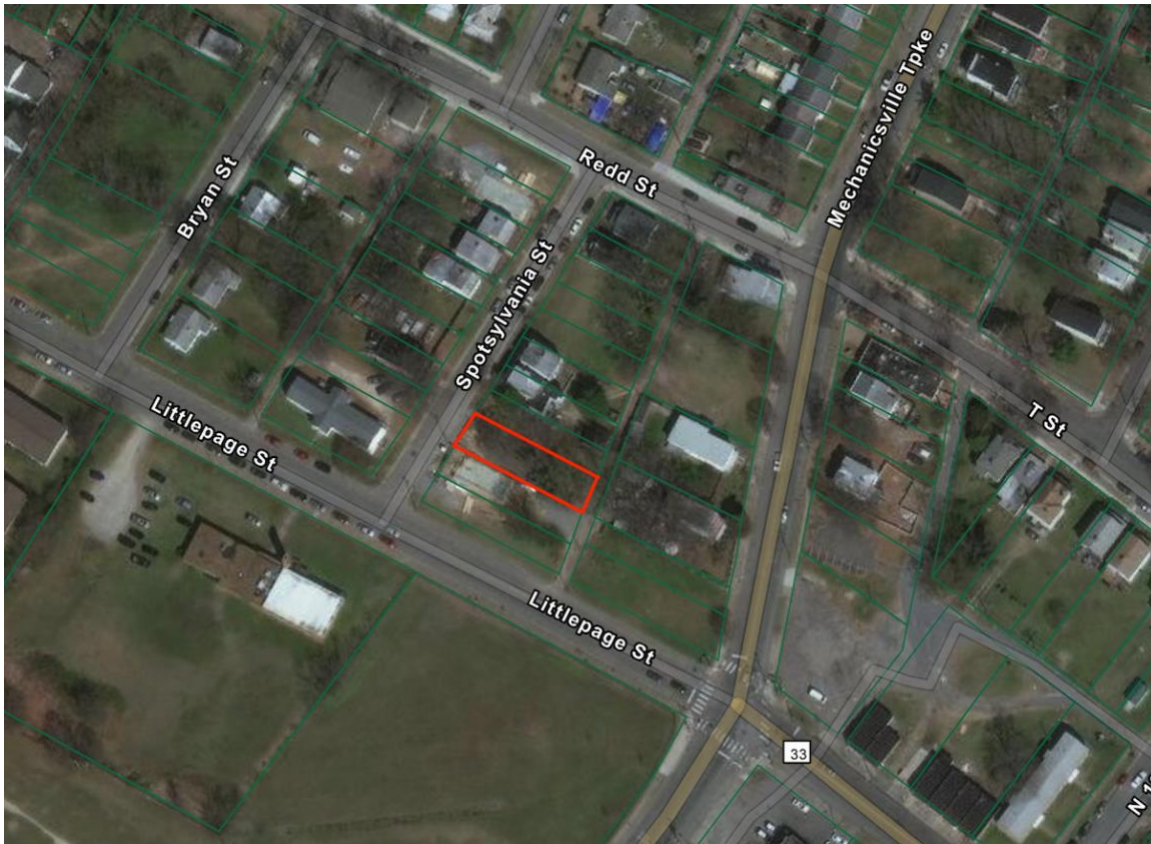
Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1403.5 Spotsylvania Street (the "Property"). The SUP would authorize the construction of two (2) single-family attached dwellings. While the single-family attached use is permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of Spotsylvania Street between Littlepage and Redd Streets. It is referenced by the City Assessor with a tax parcel number of E000-0608/015 and is approximately 37 feet in width and 134 feet in depth. The Property is currently vacant though a front retaining wall with two sets of stairs remains from a previous pair of attached dwellings on the Property. Access is provided at the rear by means of a north-south alley.



The lot pattern in the vicinity varies but is generally composed of characteristically narrow urban lots. At 37 feet in width, the Property is wider than all other lots in the block with the exception of the Property at 1400 Spotsylvania Street which is occupied by the Faith Covenant Christian Fellowship Church. Of the 21 lots located in the block, 9 are currently vacant. The other properties are occupied with single-family attached and detached dwellings, a two-family detached dwelling, and the previously mentioned church. Properties to the north and east generally contain single-family dwellings. To the west lie two large, multifamily dwellings, Oliver Crossing and Mosby Court. To the south, across Littlepage Street is Mosby Middle School. Transit access is provided to the area by GRTC bus lines number 5 and 39.

EXISTING ZONING

The Property and properties to the north are zoned R-6 Single-Family Attached Residential, which permits single-family attached dwellings. A considerable number of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks. To the rear of the Property lies a B-2 zoning district at the intersection of Mechanicsville Turnpike and Fairmount Avenue. To the south and west lies an R-53 Multifamily Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary 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. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots known as 1403.5 and 1405 Spotsylvania Street and the construction of two single-family attached dwellings. The two new dwellings would be located on lots that would each be 18.03 feet in width and contain

approximately 2,338 and 2,395 square feet of lot area. While this configuration is consistent with historic development of the Property and the existing parcels within the neighborhood, the proposed lot widths do not permit the proposed dwellings to meet the R-6 District attached dwelling width requirements, and therefore, a SUP is required. All other aspects of the underlying zoning requirements will be met including the provision for off-street parking.

PROJECT DETAILS/DESIGN

The proposed dwellings would each be approximately 15 feet in width, 54 feet in depth, and two stories in height. They would include approximately 1,620 square feet of finished floor area and consist of three bedrooms and three bathrooms. The dwellings would be of a traditional urban design with Italianate features that are consistent with the architectural character found in the older homes within the neighborhood. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The new dwellings include bedrooms with en-suite bathrooms and large closets. Full-width front porches are also proposed for each dwelling along with two off-street parking spaces for each dwelling accessible from the rear alley.

Findings of Fact

The following are factors indicated 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 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings 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 SUP 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 proposed SUP 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 buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. 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 two single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the new Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences consistent with Master Plan guidance.