



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: 300 W Leigh Street Date: 10/25/2021
 Tax Map #: N0000210031 Fee: \$300
 Total area of affected site in acres: 0.071

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

Zoning

Current Zoning: R-6

Existing Use: Single-Family Residential

Proposed Use

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

Conversion of existing structure to a two-family dwelling.

Existing Use: Single Family Residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 29-74, BZA 002-04

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: Carver Homes 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: 304 E Main Street

City: Richmond

State: VA

Zip Code: 23219

Telephone: ()

Fax: ()

Email: _____

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

October 25, 2021

Revised: February 24, 2022

Special Use Permit Request

300 W Leigh Street, Richmond, Virginia

Map Reference Number: N000-0210/031

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

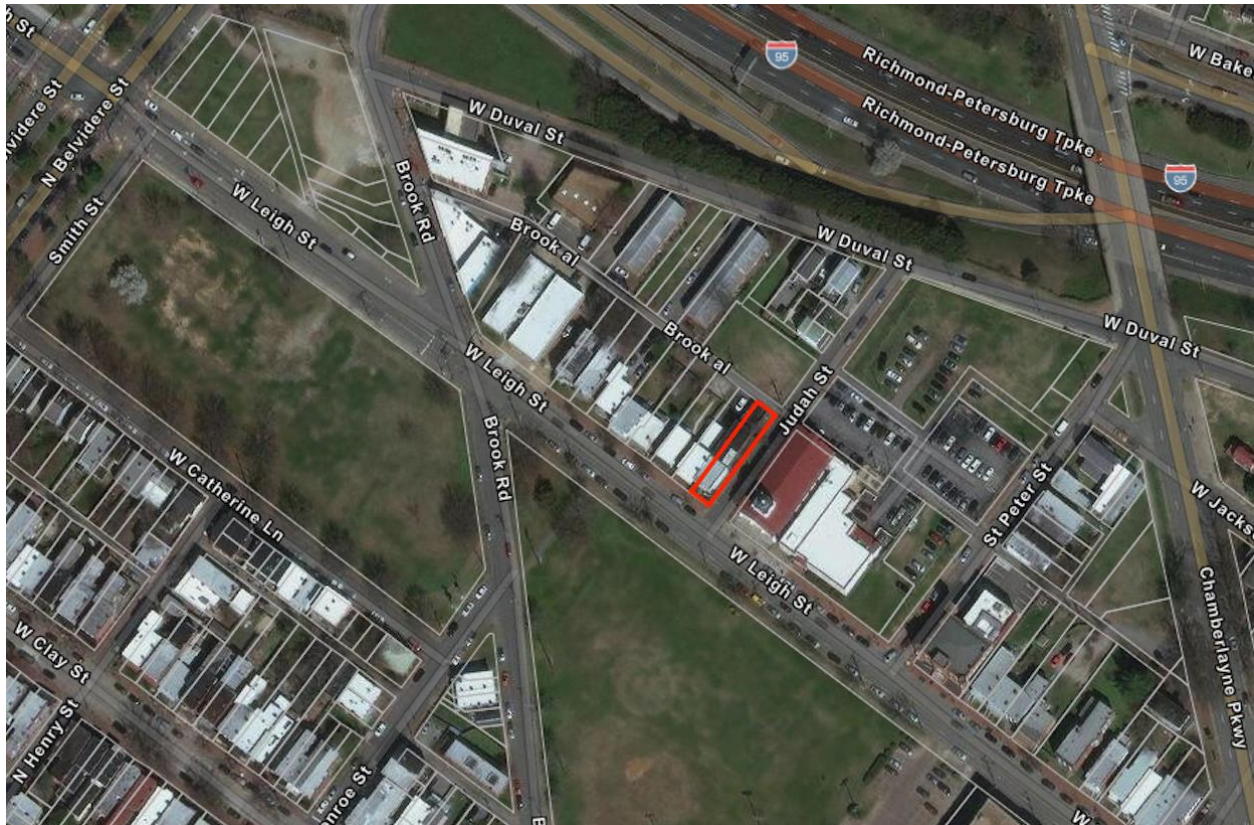
Introduction

The property owner is requesting a special use permit (the "SUP") for 300 W Leigh Street (the "Property"). The SUP would authorize the conversion of the existing single-family dwelling on the Property into a two-family dwelling, which does not conform to some the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northwest corner of the intersection of W Leigh Street and Judah Street. The Property is referenced by the City Assessor as tax parcel N000-0210/0231, is 25' wide by 124' deep and contains approximately 3,100 square feet of lot area. The Property is currently improved with a large single-family dwelling. Per the City of Richmond Assessor's records, the existing structure on the lot is two stories in height and includes 3,198 square feet of finished living area. Access is provided by means of an east-west alley located to the rear of the Property.



The properties on the block include a mix of single- and two-family attached and detached dwellings. The western corner of the block is occupied with the City of Richmond's Fire Station Number 5. To the east, across Judah Street is the Ebenezer Baptist Church and to the south, across W Leigh Street, lies Abner Clay Park. Properties located to the rear of the Property, along Duval Street, currently consist of two apartment complexes and two single family detached homes along with a parcel on which a multi-family dwelling has been recently approved by a SUP. To the north of Duval Street lies the I-95/I-64 Richmond-Petersburg Turnpike right of way.

EXISTING ZONING

The Property and those in the immediate vicinity along W Leigh Street are zoned R-6 Single-Family Attached Residential. To the west, at the intersection of W Leigh and N Belvedere Streets are properties underlain by R-73 Multifamily Residential and B-2 Community Business Districts. To the north, along Duval Street lies an R-53 Multifamily Residential district. The Property and those to the east and south are also located within the Jackson Ward Old and Historic District. The Old and Historic designation ensures that any modifications to the exterior of the dwelling will be in character with other dwellings in the neighborhood as they would require approval from the Commission of Architectural Review.

TRANSPORTATION

Located 0.2 miles from the Property, less than a five-minute walk, is the Chamberlayne and Price bus stop which serves the 1 bus line which is a "High Frequency Route" running every 15 minutes from North Richmond to the Hull Street Corridor. The Property is also located 0.4 miles from the Arts District Pulse BRT bus stop on Broad Street providing connectivity throughout the City.

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 conversion of the existing single-family dwelling on the Property into a two-family dwelling.

PURPOSE OF REQUEST

The Property is a single legal lot of record from a zoning perspective and includes a single-family dwelling containing 3,198 square feet of finished floor area according to Richmond City Assessor's records. A 504 square foot attached garage is also located at the rear of the existing dwelling. As the dwelling is especially large, the Property owner would now like to convert the structure into a two-family dwelling. While two-family attached dwellings are permitted within the R-6 district and the proposed renovation will not expand the exterior of the existing structure, some of the underlying feature requirements including lot width, lot area, lot coverage, two parking spaces, and side and rear yard setbacks are not met and, therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure a high-quality redevelopment that is consistent with the objectives of the Master Plan. The overall project would be an appropriate and efficient reuse of the existing, exceptionally large building on the Property. The lack of changes to the exterior ensure it 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 on the Property.

PROJECT DETAILS

The proposed two-family dwelling has been thoughtfully designed to retain the existing exterior and footprint of the single-family structure currently located on the Property in order to remain compatible with other dwellings in the area. It would be two stories in height and retain the traditional building style found in the vicinity. To remain consistent with the existing buildings in the area, the dwelling has been designed to retain the single front door in order to present as a single-family dwelling from the street. While no exterior changes are proposed for the dwelling, the location of the dwelling within the Jackson Ward City Old and Historic District would ensure that any future changes to the exterior of the structure would require review from the Commission of Architectural Review.

The dwelling would be configured with units in the front and rear, each occupying two floors. The front unit will contain three bedrooms and four bathrooms along with an open kitchen and living area and separate dining area. The rear unit would contain three bedrooms and three-and-one-half bathrooms. Entry to the front unit would be provided by the main entrance along W Leigh Street and also through an entrance along Judah Street. The rear unit would be accessed by a separate entrance located toward the rear of the structure also along Judah Street. Outdoor living area will be provided for the front unit with a second-story deck facing Judah Street and for the rear unit with an accessible roof above the existing garage. One parking space will be provided in the existing garage at the rear of the parcel. The dwelling will retain the existing exterior quality building materials, including a brick exterior, that provide durability and consistency with other dwellings found in the area.

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 conversion of the existing dwelling 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 dwelling will retain the existing exterior of the structure. 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 renovation and conversion of the existing dwelling into a two-family dwelling. The dwelling has been thoughtfully designed in order to provide appropriate, high-quality dwelling units. The request offers compatibility with goals contained within the City's Master Plan and 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 maintain an active, pedestrian friendly traditional neighborhood streetscape in the vicinity. 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.