



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

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

March 28, 2022

Revised October 20, 2022

Special Use Permit Request

1619 W Cary Street, Richmond, Virginia

Map Reference Number: W000-0656/013

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 1619 W Cary Street (the "Property"). The SUP would authorize the division of the Property in order to construct two (2) two-family detached dwellings. While the two-family detached use is permitted by the underlying R-7 Single- and Two-Family Urban Residential zoning district, some of the R-7 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the south side of W Cary Street between Temple Street to the west and S Lombardy Street to the east. The subject property is referenced by the City Assessor as tax parcel W000-0656/013 and is currently vacant. The Property is approximately 23 feet in width by 124 feet in depth and contains approximately 2,861 square feet of lot area.



The properties in the immediate vicinity are developed with a mix of uses. Most properties are developed with residential uses including single-family, two-family, and multifamily

dwellings. However, immediately to the west of the Property are several commercial uses and along W Cary Street exist a range of commercial uses.

EXISTING ZONING

The Property and those to the east, south, and west are zoned R-7 Single- and Two-Family Urban Residential. To the north and east are properties located within the UB-PO3 Main Street/Uptown Parking Overlay District. Further east along W Cary Street properties are zoned R-63 Multifamily Urban Residential.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends two-family dwellings as a secondary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

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.

TRANSPORTATION

The Property is located along W Cary Street which is serviced by the 5 and 77 bus lines which provide connection to the west toward the University of Richmond and east toward VCU and on to the Church Hill area. Two blocks to the north lies Floyd Avenue which is designated a “Bike Boulevard” and provides safe and convenient connection from the Museum District to Monroe Park.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the parcel and the construction of two two-family detached dwellings, configured as front-to-back units, on each parcel for a total of four new dwelling units

PURPOSE OF REQUEST

The Property consists of a single lot of record that is of a typical size and configuration for the area consisting of a lot which is approximately 23 feet wide and contains 2,861.92 square feet of lot area. As the proposal does not meet some of the feature requirements prescribed by the underlying R-7 zoning district, including parking, lot coverage, lot area and width along with the requisite front, rear, and side yards, a special use permit is required.

PROJECT DETAILS

As the subject parcel is a through lot which faces both W Cary Street and Parkwood Avenue, the applicant is proposing the division of the lot to create two separate parcels,

one facing W Cary and one facing Parkwood Avenue. Each parcel would then be developed with a two-family detached dwelling, configured as two front-to-back units.

Each dwelling would be three stories in height with an individual rooftop patio or an individual third-floor balcony, to be determined at the time of permitting. Each unit would have a private entrance located on the ground floor. Access to the units fronting W Cary and Parkwood would be provided off the street while the interior units would be access by a walkway along the western portion of the Property.

When complete, each dwelling would contain roughly 1,232 to 1,292 square feet of floor area and would include three bedrooms and two bathrooms. The units are designed with a first-floor master suite with en suite bathrooms and large closets. The second story contains two bedrooms and one bathroom with the third story containing an open living and dining area. Each unit will have access to either a roof deck or a third-floor balcony which is designed to offer additional outdoor living space and features easy access from the indoor living area.

From the street, each dwelling would read as a single-family dwelling to maintain consistency with other residential buildings in the vicinity in terms of scale and character. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks or balconies provide additional outdoor living area and views of the City.

Findings of Fact

The following are factors indicated 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 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 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 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. 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 buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of roof-top outdoor space for each unit provides additional usable outdoor space for each resident. 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 the proposed two-family detached dwellings. The buildings have been thoughtfully designed to provide appropriate, high-quality residences in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade 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. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block with the addition street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.