



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)

SUP-009046-2016

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 3005-3007 E Franklin St. Date: 11/9/2016
 Tax Map #: E000063002 Fee: \$2400
 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: R-6

Existing Use: Run down apartment building



Proposed Use

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

Renovating an 8 unit building and constructing 2 new duplexes on side
Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Matthew Jarreau

Company: RVA Sugar LLC
 Mailing Address: 409 E Main St, Suite 204
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 306-9019 Fax: _____
 Email: mattj@hssi.com

Property Owner: RVA Sugar LLC

If Business Entity, name and title of authorized signee: Matthew P. Jarreau; Casey White; John Humphries

(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: [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 26, 2016

*Special Use Permit Request
3005 East Franklin Street, Richmond, Virginia
Map Reference Numbers: E000-0638/001*

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:	RVA Sugar, LLC 1704 Avondale Avenue Richmond, Virginia 23227

Introduction

RVA Sugar, LLC (“the Applicant”) requests a special use permit (SUP) for 3005 East Franklin Street (“the Property”). The SUP would authorize the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of East Franklin Street between North 29th and North 31st Streets. North 30th Street intersects East Franklin Street adjacent to the Property but the right-of-way is only partially improved in this block and does not connect with East Franklin Street due to topography. The Property is referenced by the City Assessor as tax parcel E000-638/001. The Property consists of a single lot containing approximately 22,973 square feet or just over one-half acre of lot area. The Property is irregular in shape, having 154.5 feet of frontage on East Franklin Street and approximately 164.5 feet of depth along the majority of that frontage.



To the north of the Property are several properties which are currently under construction or contemplated for development. This includes 3008, 3010, and 3012 East Franklin Street, which have been authorized for the construction of single-family attached dwellings pursuant to recent approvals from the Board of Zoning Appeals. Similarly, 3000, 3004 and 3006 East Franklin, also owned by the Applicant, are the subject of a pending SUP request, which would authorize the construction of three single-family attached dwellings.

Properties to the west across the right-of-way of North 30th Street and to the south are improved with a mix of single-family and single-family attached dwellings. The properties to the east and fronting on East Franklin Street include two vacant parcels and a four-unit multi-family dwelling. Properties to the east and fronting North 31st Street include a vacant lot and single-family attached dwellings.

EXISTING ZONING

The Property and all the surrounding properties in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and two family attached dwellings subject to certain feature requirements. The existing multi-family dwelling on the Property is a legal nonconforming use.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of four dwelling units along with the substantial rehabilitation of eight existing units on the Property in order to redefine the character of the building and site.

BACKGROUND

The Property lies along a stretch of East Franklin Street known as 'Sugar Bottom' to local residents. There has been recent investment in the vicinity and several properties are in the mix. Seven parcels on the north line of East Franklin Street are in various stages of development. Three of those vacant properties have been authorized for the development of single-family attached dwellings and construction is underway. An additional three parcels, also owned by the Applicant, are the subject of a separate SUP, which would authorize three single-family attached dwellings. This project has been designed with consideration for those proposed dwellings. The substantial proposed redevelopment of the Property is intended to create a character which is more harmonious with existing and new development in the area. The redevelopment of the Property would help round out the block with compatible traditional urban residential development and contribute to the combined intent of the various ongoing projects – the preservation and/or restoration of the traditional urban residential fabric in the Sugar Bottom area.



PURPOSE OF REQUEST

From a zoning perspective, the purpose of the request is to authorize the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property. The Property is improved with an eight-unit multi-family dwelling which was constructed in 1964. The current use of the Property as a multi-family dwelling is nonconforming. Elements of the proposal, including the construction of four new dwelling units and structural alterations to the existing dwelling units, would not be permitted based on the nonconforming use regulations contained in the zoning ordinance. Therefore the SUP is required.

In exchange for the SUP authorization, the intent of this request is to: (1) substantially renovate the exterior of the existing building on the Property; (2) construct front and rear additions in order to establish a more appropriate character for the overall site; and (3) rehabilitate/reconfigure the eight dwelling units in the existing building. The existing building is in need of an exterior face-lift. The exterior design is not in keeping with existing historic or the proposed development context in the vicinity in terms of proportion, massing, and materials. This SUP would allow for the rehabilitation of the building while establishing a new architectural character for the Property that is intended to be compatible in scale and material quality with the surrounding historic context and new development across the street from the Property. The project's exterior was designed with careful consideration of the historic district guidelines and the Commission of Architecture Review granted a certificate of appropriateness for the design. Review and approval of a Certificate of Appropriateness and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning and nonconforming use regulations. Finally, the SUP would guarantee the rehabilitation of the eight existing dwelling units on the Property. These dwellings would be converted from two-bedroom to one-bedroom units in order to create more spacious and modern units.

PROJECT DETAILS/DESIGN

The Property is limited by a steep grade on its western approximate half that slopes up from the existing building toward 30th St at Libby Terrace. This distinguishing slope drove the original site layout with the building placed perpendicular to East Franklin Street in a shotgun configuration. The proposed design addresses this topographical limitation in order to create a positive through the positioning of the proposed additions at each end of the existing structure.



The proposed additions would match the existing building height of two stories. They would flank the existing building to the north and south in order to form a sheltered central courtyard area bordered on three sides by the building and on the fourth, western side, by the hill and vegetation. At the same time, the proposed design would mitigate the negative aspects of the original shotgun layout. By placing an addition perpendicular to the existing building and adjacent to East Franklin Street the frontage is filled out with a more compatible building rhythm and visual impact of the original shotgun configuration is reduced. Add to that a new front façade for the existing building and a compatible front façade for the new building/addition and the appearance from the curb is much more compatible with existing and proposed development in the area.



The exterior of the existing painted concrete block building would be substantially upgraded with insulation and brick veneer on the East Franklin Street (northern elevation) façade and provided with a two-story front porch and fenestration that is consistent with a front façade. East and west elevations of the existing building would be clad in cementitious siding. The proposed additions would be in brick veneer on sides that face East Franklin Street. Similar to the existing building, the addition adjacent to East Franklin Street would have a two-story front porch and fenestration consistent with a front façade. The gabled roof on the existing building would be masked by

decorative parapet panels with variation in height, which would match the parapet planned for the proposed additions.



While there are currently no porches on the existing building, porches are a prominent feature of the redesign. Each unit would have access to porch area either fronting the central courtyard or East Franklin Street. The central courtyard would serve as the focus and primary entry for all of the units except the ground level dwellings facing East Franklin Street. Access to the courtyard would be provided between the existing building and proposed addition along East Franklin Street.

The eight existing dwelling units would be reconfigured. They are currently small two-bedroom and one-bath units. At 565 square feet of floor area, the conversion of these dwellings to one-bedroom units will result in a significant upgrade – more modern and habitable units. The four new units would be spacious two-bedroom and two-bath units at 890 square feet of floor area each. The dwelling unit layouts would be modern and open. In comparison to the existing units, interior walls are minimized within the living and dining areas in order to accentuate the space in these areas. The kitchen design responds to the modern trend of incorporating 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.

Of street parking would be provided in its existing location with access to the majority of units via the courtyard area. Ten parking spaces would be located within the parking area. Given the property's uniquely wide configuration 154.5 feet there is also ample additional on street parking available along the property frontage. In addition, with the reduction of the eight existing dwellings from two-bedroom to one-bedroom dwelling units the bedroom total for the Property would remain constant at 16 bedrooms. In other words the proposed development would have no net increase in bedrooms and there would be no increase in the ratio of parking spaces per bedroom.

Findings of Fact

The following are factors indicted 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 amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with those found in the vicinity and have been approved by the Commission of Architectural Review. The rehabilitation of the existing building and reconfiguration of the site in conjunction with the quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc. that would not be guaranteed by the underlying zoning.

- ***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 for the four new dwelling units will not create 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. The site is large and can easily accommodate the development while allowing substantial portions of the site to remain undeveloped. As proposed, the site improvements would define a central courtyard as an amenity, which will result in increased site livability

- ***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 significant investment in the property coupled with the absence of school-age children residing within the complex, 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. Any impact of the proposed new structures is mitigated by the large size of the Property, substantial setbacks, site topography, the positioning of the improvements on the site, and the compatibility of the proposed use with surrounding uses.

Summary

In summary RVA Sugar, LLC is enthusiastically seeking approval for the construction of four new dwelling units in conjunction with the rehabilitation of eight existing multi-family dwelling units for a total of 12 multi-family dwelling units on the Property. This SUP would allow for the rehabilitation of the building while establishing a new architectural character for the property that is intended to be compatible in scale and material quality with the surrounding historic context and new development across the street from the Property. In exchange, the quality assurances conditioned through the SUP would guarantee the rehabilitation of the existing structure on the site and provide for a higher quality development than might otherwise be guaranteed by the underlying zoning and nonconforming use regulations. The SUP request offers a thoughtfully designed development which provides appropriate, high quality infill design that is compatible and "of the day".