



SUP-017777-2017

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)

- [X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 2911 and 2917 Ellwood Avenue Date: May 15, 2017
Tax Map #: W000-1282-005 & 07 Fee:
Total area of affected site in acres: 0.44 acres

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

Zoning

Current Zoning: R-6

Existing Use: Vacant, Day Care Facility

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
5 new single-family attached dwellings and rehab of an existing structure as a single-family detached dwelling
Existing Use: Vacant, Day Care Facility

Is this property subject to any previous land use cases?

Yes [] No [X] If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
Mailing Address: 919 East Main Street, Suite 2110
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax:
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Brattice Mill, LLC

If Business Entity, name and title of authorized signee: Lloyd M. Poe, Manager

(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: 16401 Clover Hill Road

City: Chesterfield State: VA Zip Code: 23838
Telephone: (804) 400-3694 Fax:
Email: Impoe2016@gmail.com

Property Owner Signature:

[Handwritten 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

May 18, 2017

*Special Use Permit Request
2911 and 2917 Ellwood Avenue, Richmond, Virginia
Map Reference Numbers: W000-1282-005 and 007*

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:	Brattice Mill, LLC 16401 Clover Hill Road Chesterfield, Virginia 23838

Introduction

Brattice Mill, LLC requests a special use permit (SUP) for 2911 and 2917 Ellwood Avenue, collectively "the Property". The special use permit would authorize the construction of five single-family attached dwellings and the rehabilitation of an existing structure as a single-family detached dwelling, some of the features of which do not conform to the underlying R-6 zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Ellwood Avenue between Colonial Avenue and Sheppard Street. The Property is referenced by the City Assessor as two tax parcels (W000-1282-005 and 007). 2911 Ellwood Avenue is 56.4' wide by 135.01' deep, contains approximately 7,614 square feet of lot area, and is improved with a two story brick building. Most recently occupied by a day care facility, the building was originally constructed as a single-family detached dwelling circa 1922. 2917 Ellwood Avenue is 86.84' wide by 135.01' deep, contains approximately 11,746 square feet of lot area, and is generally unimproved, having been utilized for outdoor play area and a small parking area serving the day care facility. See the attached survey for greater detail.



The properties on the south line of Ellwood in this block are occupied by single-family dwellings. Along the north Line of Ellwood in this block are a mix of single-family and two family dwellings. Similarly, the block of Elwood to the east is improved with single and two-family

dwellings. Further to the West lies a block of Elwood that is occupied predominately by small, four-unit multi-family dwellings. To the south, across an east-west alley lie a City-owned parking deck, the Byrd Theater and a variety of other commercial buildings lying within the Carytown commercial service center.

EXISTING ZONING

The Property and the surrounding properties to the east, north, and west 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 properties to the south within the Carytown commercial service center transition from RO-2 Residential Office to UB Urban Business.

The property is also located in the West of the Boulevard Design Overlay District.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7."

Proposal

PURPOSE OF REQUEST

The Property consists of two legal lots of record that are each exceptionally large for the vicinity. The two lots have a combined width of over 145' and lot area of 19,339 square feet. At that size, the Property, were it vacant, would be large enough to accommodate six single-family attached dwellings by-right according to the applicable R-6 district regulations. Consistent with that density, the owner would like to retain and renovate the existing building for use as a single-family dwelling and construct five single-family attached dwellings. In order to do so, relief is needed from several R-6 district feature requirements. The special use permit would allow for the development of the same number of dwelling units generally permitted by the underlying R-6 zoning while ensuring the rehabilitation of the original single-family dwelling on the site.

In order to accomplish the proposed development, 2911 Ellwood Avenue would be reduced in width to 33.3' in order to accommodate the existing single-family detached dwelling. The remaining vacant lot area, 110' in width, would be subdivided for the construction of five new single-family attached dwellings. As proposed, the lot width and lot area requirements would not be met for the single-family detached dwelling at 2911 Ellwood Avenue. The five new single-family attached dwellings would meet all applicable R-6 district requirements except the requirement for a 10' side yard at the end of a series of dwellings. Because these feature requirements would not be met, a special use permit is required.

The proposed lot width and area for 2911 Ellwood Avenue offers compatibility with other lots in the vicinity and allows for the efficient use of the remainder of the Property. Based on the historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area and lot width. At 33.3' of lot width and 4,495.8 square feet of lot area, the proposed lot would be

the second largest lot in the block. It would exceed the width and area of the abutting lot and other single-family dwelling lots to the east, which vary from 28' to 30' in width and from 3,780 square feet to 4,050 square feet in lot area.

The five proposed single-family attached lots would meet the applicable zoning requirements with an average unit width of 20' and lot areas ranging from 2,700 to 3,132 square feet. These lot areas compare favorably with single-family attached dwellings directly across the street, which have significantly smaller lot areas at just over 2,000 square feet. The proposed side yards for the series of five new single-family attached dwellings are consistent in character with existing setbacks in the area. The 10' side yard required by the R-6 district is substantially larger and inconsistent with existing setbacks in the vicinity. As an example, the property to the east (2909 Ellwood Avenue) offers virtually no side yard setback at 0.27' while the property to the west (2925 Ellwood Avenue) is setback 5.9' from the property line. At approximately 3' at the interior lot line along 2911 Ellwood Avenue and 6.5' abutting 2925 Ellwood, the proposed side yard setbacks are in line with setbacks in the area while allowing for the reasonable development of the Property with five single-family attached dwellings.

In exchange for the SUP, the intent of this request is to ensure a thoughtful renovation of the original single-family dwelling while authorizing a high-quality infill development. The overall project would be appropriately dense and efficient – it would be consistent with the use and density permitted by-right by the underlying zoning. At the same time it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS/DESIGN

The five proposed single-family attached dwellings would be two stories in height. Each dwelling would contain between approximately 2,450 and 2,550 square feet of floor area. The dwellings would include three 4-bedroom, 3 ½ bath units and two 3-bedroom 2 ½ bath units.

The proposed floor plans include modern and open living spaces. Kitchens are incorporated into the living and dining space through the use of island counter arrangements and bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath, walk-in closet, and option for vaulted ceiling. Second and third bedrooms would also be located on the second floor. 4-bedroom units would include a first floor bedroom and bathroom suite while 3-bedroom units would offer a first floor study.

The architecture on the proposed elevations is traditional with a combination of painted brick on the fronts and either cementitious siding or LP Smartside on the sides and rear. Three of the front elevations would have full front porches and two would have covered stoops. The color of the elevations would likely vary slightly from unit to unit but all within the same color palette. The elevations were designed in order to be consistent with other dwellings within the Museum District as to width, height, and architectural style. All elevations have tall windows on the first floor and varying front door and front porch designs to add visual interest. Three of the units (including both end units) are slightly larger and have a two foot deeper unit providing articulation of the five front elevations.

Two parking spaces would be provided for each dwelling. Parking spaces would be located to the rear of the dwelling and accessed by the east-west alley. Front yards would be improved as

lawn are and foundation landscape beds. Rear yards would be fenced and would offer usable open space. Rear decks and garages would be offered as options.

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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other development in the vicinity. The request would simply permit the reconfiguration of the Property in order retain the original single-family dwelling while developing the Property with the same number of dwellings that would be permitted by-right. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***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 for six dwelling units will be less than was generated by the previous use as a day nursery. In addition, proposed parking exceeds that required by zoning by a factor of two. As such, the SUP 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 SUP will not tend to over crowd the land or create an undue concentration of population. The request represents the same density that could be achieved on the site should it redeveloped entirely with single-family attached dwellings. This density is consistent with the traditional urban development pattern in the vicinity.

- ***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.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. There is no impact to the property to the east (2909 Ellwood Avenue) as no changes to the existing building at 2911 Ellwood Avenue are proposed along that setback/property line. New construction in the vicinity of 2925 Ellwood Avenue to the west would provide a setback that meets or exceeds typical setbacks in the area for similar development.

Summary

In summary Brattice Mill, LLC is enthusiastically seeking approval for the construction of five single-family attached dwellings and the renovation of an original single-family dwelling on the Property. This proposal represents an ideal, small-scale urban infill development for this location. The special use permit would allow for the proposed configuration – it would not authorize any additional lots or density over what could be achieved by right for the Property. In exchange, the quality assurances conditioned through the SUP would guarantee the thoughtful rehabilitation of the original single-family dwelling on the Property and the construction of a higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of the much desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.