



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: 3205 P Street, Richmond, VA 23223 Date: 09/19/2018
Tax Map #: E0000805003 Fee: \$1,800
Total area of affected site in acres: .305

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

Zoning

Current Zoning: R-6
Existing Use: vacant lot

Proposed Use

(Please include a detailed description of the proposed use in the required applicant’s report)
Eight (8) single family attached homes
Existing Use: vacant lot

Is this property subject to any previous land use cases?
Yes ☐ No ☒ If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Charlie Wilson

Company: Baker Development Resources
Mailing Address: 11 S 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: () Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Byrd Investment Group LLC

If Business Entity, name and title of authorized signee: Gene Walden

(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: 11 S 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: ()
Email: markbaker@bakerdevelopmentresources

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

September 19, 2018

*Special Use Permit Request
3205 P Street, Richmond, Virginia
Map Reference Numbers: E-000-0805/003*

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:

Byrd Investment Group, LLC

1111 E Main Street, Suite 2100
Richmond, Virginia 23219

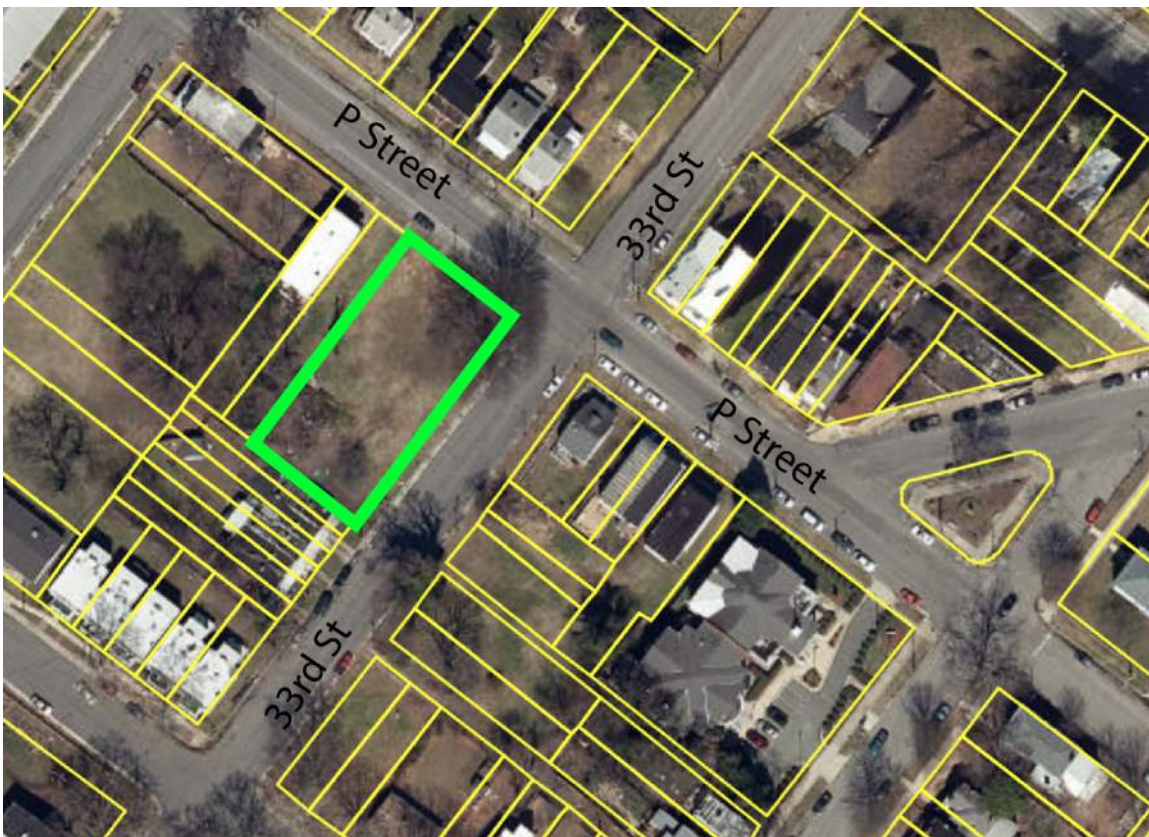
Introduction

Byrd Investment Group, LLC requests a special use permit (SUP) for 3205 P Street ("the Property"). The special use permit would authorize the construction of eight single-family attached dwellings, 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 at the southwest corner of the intersection between P Street and 33rd Street. The Property is referenced by the City Assessor as one parcel (E-000-0805/003). 3205 P Street is 80.5' wide by 165' deep, contains approximately 13,283 square feet of lot area, and is generally unimproved. See the attached survey for greater detail.



The properties on the south line of P Street in this block are either vacant occupied by single-family dwellings and one two-family dwelling. Along the north Line of P Street in this block are multiple single family detached dwellings and one vacant lot. Similarly, the properties fronting on the west side of 33rd Street on this block are single family attached dwellings. The properties fronting on

the east side of 33rd Street on this block are all vacant lots, with some new construction underway. The property at the northwest corner of O Street and 33rd Street is a four-family attached dwelling.

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.

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 a lot that is exceptionally large for the vicinity. Respective to its P Street frontage, the lot had a width of over 80.5', a depth of 165', and a lot area of 13,285 square feet, or 0.305 acres. At that size, the Property, were it vacant, would be large enough to accommodate six single-family attached dwellings or two single-family detached dwellings, by-right according to the applicable R-6 district dimensional regulations. Consistent with surrounding densities, the owner would like to build eight (8) single-family attached dwellings in the form of four separate series of two single family attached dwellings. In order to do so, relief is needed from several R-6 district feature requirements.

In order to accomplish the proposed development, 3205 P Street would be subdivided into eight (8) separate lots in order to accommodate eight (8) single-family attached dwellings. As proposed, the lot area and lot coverage requirements would not be met. In addition, the lot closest to the corner of P and North 33rd Streets would technically require two front yards, one of which, along 33rd Street, would not be met. Because these feature requirements would not be met, a special use permit is required.

The proposed lot area for the lots would be compatible with other lots in the vicinity and allows for the efficient use of the otherwise vacant property. Based on the historic lot pattern, many lots in the vicinity are nonconforming with regard to lot area, lot width or unit width for attached dwellings in a series. At 20' feet or greater of lot width the proposed lots would be the widest lots fronting on N 33rd on this block and would be compatible with the existing rhythm of development in the vicinity. The proposed dwellings will all be 17 feet in width, which allows for 3' minimum side yards, so as to provide light and air to the greatest extent possible. At 58.6%, the four units fronting on North 33rd Street only marginally exceed the permitted lot coverage ratio of 55%. While a 15' front yard is technically required along North 33rd Street for the lot at the corner of North 33rd and P Streets it is not consistent with the development pattern in the vicinity. The area commonly includes row homes on corner lots which do not provide front yards along both frontages. Rather,

there is typically little to no setback in these instances. The proposed 3' setback is consistent with and respectful to the existing neighborhood character.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development of the atypically large vacant lot. The overall project would be appropriately dense and efficient while meeting most aspects of 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 eight proposed single-family attached dwellings would be two stories in height. Each dwelling would contain approximately 1,800 square feet of floor area. The dwellings would include eight 3-bedroom, 2½-bath units.

The proposed floor plans include modern and open living spaces. Kitchens are centrally located between a rear "great room" and front formal dining and living room in the open first floor concept. The kitchen is defined through the use of island and peninsula counter arrangements with bar seating. Each unit would include a master bedroom suite on the second floor, complete with en suite master bath, walk-in closet, and rear balcony. Second and third bedrooms would also be located on the second floor.

The architecture on the proposed elevations is traditional with cementitious siding as the primary cladding material. The front elevations would have full width covered front porches. The color of the elevations would likely vary slightly from unit to unit but all within the same color palette. All elevations have tall windows on the first floor and varying front door and modest, yet classical front porch designs to add visual interest. Rear elevations would have upper and lower full width covered rear porches. Front yards would be improved as lawn area and foundation landscape beds. Rear decks would be come as standard 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 development is compatible with existing development in the vicinity. The request would simply permit the reconfiguration of the Property in order to develop 8 single-family detached homes that are contextually sensitive. 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. There is ample, underutilized on-street parking available on 33rd Street and P Street. 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 a density that 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. Proposed side and rear yard setbacks along property lines shared with abutting arcels will meet or exceed those which would be required for by-right development by the underlying zoning. These setbacks are also consistent with existing setbacks for similar development in the area.

Summary

Byrd Investment Group, LLC is enthusiastically seeking approval for the construction of eight single-family attached dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location; it is a more marketable alternative to a less urban by-right single-family attached product, and a by-right single family detached product that might not efficiently utilize developable land. In exchange for the special approval, the quality assurances conditioned through the SUP would guarantee higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of a much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.