



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

Project Name/Location

Property Address: 3307 and 3311 Cutshaw Avenue

Tax Map #: W000-1523/015 & 017 Fee: \$1,500

Total area of affected site in acres: 0.358 acres

Date: 11/15/19

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

Zoning

Current Zoning: R-48 Multifamily Residential District

Existing Use: Multi-Family Dwellings (2 buildings and 8 units)

Proposed Zoning/Conditional Zoning

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

R-63 Multi-Family Urban Residential District. (Please see attached applicant's report)

Existing Use: Two Multi-Family Dwellings, with one building on each lot containing 4 units (8 total units).

Is this property subject to any previous land use cases?

Yes

☐

No

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If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond

State: VA

Zip Code: 23230

Telephone: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Museum District, LLC

If Business Entity, name and title of authorized signee: Birck Turnbull, Principal

(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: 15 Robin Road

City: Richmond

State: VA

Zip Code: 23226

Telephone: (804) 677-6431

Fax: ()

Email: birck.turnbull@thalhimer.com

Property Owner Signature: Birck Turnbull

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.



November 11, 2019
Revised April 30, 2020

BY HAND DELIVERY

Mr. Matthew Ebinger
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Rezoning: 3307 and 3311 Cutshaw Avenue

Dear Matthew:

Please accept this letter as the Applicant's Report accompanying the application for a conditional rezoning from R-48 Multifamily Residential to R-63 Multifamily Urban Residential for the properties known as 3307 and 3311 Cutshaw Avenue, identified as Tax Parcels W000-1523/015 and 008 (the "Property"). The Property is located on the south side of Cutshaw Avenue between Roseneath Road and Tilden Street. The Property consists of two lots, each of which contains 0.179 or 7,784 square feet of land area. Each of the two lots is developed with a four-unit multi-family dwelling. The buildings at 3307 and 3311 Cutshaw were built in 1930 and 1929, respectively. The proposed rezoning would facilitate the development of an additional building containing two dwelling units on each of the two lots.

The proposed development concept would retain the two existing four-unit buildings as they were originally developed. These buildings are both two-stories in height and include approximately 3,452 square feet of floor area. The buildings are constructed of brick and are oriented toward Cutshaw Avenue with two-story open front porches. Two additional buildings would be constructed to the rear of the existing buildings and would each contain two dwelling units. When complete a maximum of 6 dwelling units would occupy each of the two lots. The new buildings would be designed with sensitivity to the existing buildings on the Property and quality building materials are proposed and included as a proffer attached to the request. The proffers would require that the new buildings would be clad with brick, brick veneer, cementitious siding, stucco, synthetic stucco (E.I.F.S), or a combination thereof. Further the proffers would require that any building façade facing the alley would be clad in brick or brick veneer. All R-63 zoning requirements would be met including the provision of one parking space per dwelling unit at the rear of the Property, accessed by an east west alley. The parking area as well as refuse containers would be screened by a 4-foot opaque structural fence substantially as shown on the site plan attached to this request.

The R-63 district regulations specify that a Plan of Development (POD) is required for the development of the site as proposed. As a result, the design details of the new buildings would be subject to the POD review and approval process. POD approval would take place after the proposed conditional rezoning and would ensure compliance with the technical requirements of the code and the site planning criteria set forth in the zoning ordinance, appropriate general character and overall quality of the development, as well as compatibility with nearby uses.

The Property is currently zoned R-48 Multifamily Residential. The Pulse Corridor Plan recommends "Transitional" for the Property, which is intended to "provide a gradual transition between intense commercial areas and primarily single-family residential areas." According to the plan, typical zoning classifications that may accommodate this land use category include "R-8, R-63, UB, UB-2, [and] others as appropriate." The current R-48 classification is not contemplated by the Transitional land use recommendation. Conversely, the R-63 district intent in terms of encouraging the development of medium density neighborhoods and to promoting a pedestrian-oriented urban environment is consistent with the Pulse Corridor Plan guiding principles.

More specifically, the R-63 districts permits residential uses at a density that allows for the desired transition between intense commercial uses and nearby less intense residential uses as stated in the plan. From a density perspective, the R-48 district requires that multifamily dwellings are located on lots of not less than 2,200 square feet in area for each dwelling unit while the R-63 district requires 1,000 square feet of lot area per dwelling unit. This specific request would include a proffer limiting the density to six units on each lot or nearly 1,300 square feet of lot area per dwelling unit. In this specific context, the additional density is warranted. The properties to the north transition from TOD-1 along Broad Street, to UB-2 on the north line of Cutshaw Avenue. The Property is situated between these intense zoning classifications and a property to the south that is developed with multi-family dwellings at a density of 23.8 units per acre.

The R-63 district, as proposed, would allow for a more efficient use of the Property while providing for a modest increase in density in order to accomplish the recommended transition while supporting transit-oriented design principles contained in the Pulse Corridor Plan. This would include, but not be limited to: (1) retaining the existing historic buildings on the Property in order to allow for a diversity in style and use in the corridor; (2) creating a denser, more compact development pattern to add housing and create a more walkable and vibrant corridor; and (3) increasing access and ridership for the local transit network.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Baker', with a stylized, cursive script.

Mark Baker

3307 and 3311 Cutshaw Avenue
November 18, 2019
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Enclosures

cc: The Honorable Andreas D. Addison