

APPLICANT'S REPORT

Originally submitted: December 21, 2020

As Revised: June 16, 2021

Special Use Permit Request

2200-2202 Carrington Street, Richmond, Virginia

Map Reference Number: E000-0469/024, E000-0469/023

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:

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Introduction

The property owner is requesting a special use permit (the "SUP") for 2200 and 2202 Carrington Street (the "Property"). The SUP would authorize the construction of a mixed-use development with a ground floor corner commercial use and multifamily dwelling units on the Property. As proposed, some of the features do not conform to the underlying R-63 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property consists of two contiguous parcels of land on the north side of Carrington Street between N 22nd and N 23rd Streets. The Property is referenced by the City Assessor as tax parcels E000-0469/024 and E000-0469/023. The irregularly shaped parcel at 2200 Carrington Street is approximately 65 feet in width and 110 feet in depth and contains roughly 3,100.7 square feet of lot area. The parcel at 2202 Carrington Street is approximately 22 feet wide and 82 feet in depth and contains roughly 1,486.1 square feet of lot area.



The properties in the vicinity include a wide variety of housing types. Properties in the subject block face consist of several vacant parcels along with two three-story single-family attached dwellings, a three-story single-family detached dwelling and a three-family multifamily dwelling. Across Carrington Street to the south are properties that are vacant or improved with single-family dwellings. The dwellings within the block to the north facing Q Street consist primarily of single-family dwellings along with one two-family dwelling. To the West are a number of vacant parcels, a four-unit multi-family dwelling, which is under construction, and a 52-unit reduced-income multifamily dwelling. Further to the east along Carrington Street, near its intersection with N 25th Street, are a mixture of residential and commercial uses.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All of the adjacent properties are also zoned R-63. To the north, across Q Street the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25th Street the properties are zoned UB Urban Business. Properties to the south, across Carrington Street are located within the Union Hill City Old and Historic District.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan ("the Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics."

The Property also lies just outside the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two attached structures consisting of a mixed-use building at 2200 Carrington Street and a multifamily dwelling at 2202 Carrington Street.

PURPOSE OF REQUEST

The existing R-63 zoning district would permit the development of the Property with a three-story development, consisting of a 1,500 square foot corner commercial space and 5 dwelling units by-

right. The SUP, would the permit the development of 1,290 square feet of corner commercial space and 9 dwelling units. The SUP would also provide a partial waiver of the parking required for the proposed use.

The goal of the SUP is consistency with the intent of the R-63 district, in the form of a medium density development with multi-family dwellings and a limited corner commercial use that is respectful to the scale of the surrounding urban development context. The SUP would promote a pedestrian-oriented environment that is primarily residential in character. The limited nonresidential use would serve the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

There is significant undeveloped land in the vicinity that is incrementally being developed. In that context, this request would work toward contributing sufficient residential density to enable the establishment of a cohesive neighborhood. The proposed density would also help support the overall development proforma that includes a speculative corner commercial use. The potential uses of the corner commercial space would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance. This would respect the primary residential character of the neighborhood and avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

In exchange for the SUP, this request would ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient and would offer an appropriate transition from more intense uses along N 25th Street to the existing neighborhood to the north. The request 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

The proposed buildings would each be three stories in height and are designed to reflect the character of the existing structures in the vicinity. The ground floor is designed with a brick exterior and large doors and windows opening onto both N 22nd and Carrington Streets. The upper stories are designed with balconies facing onto N 22nd Street and Juliet balconies with full light doors and transoms on the upper floors facing Carrington Street and the rear of the building. High quality finishes and cementitious siding are proposed for the upper levels of each building.

The mixed-use structure at 2200 Carrington is sited in order to address the unique geometry of the Property at the skewed intersection of N 22nd and Carrington Streets. The triangular shaped intersection and truncated corner of the structure create the potential for an open and active outdoor space at the corner that engages the streetscape. The mixed-use building would be three stories in height and would include a 1,290 square foot corner commercial space on the ground floor. Three stories of building height and up to 1,500 square feet of commercial space are permitted by right within the R-63 regulations.

The 1,290 square foot corner commercial area would be configured as one to three commercial spaces that would be up-fit based on the needs of the future tenant in order to meet the expectations of high-quality commercial tenants in today's market. To ensure compatibility, the commercial corner area would be occupied consistent with the underlying R-63 zoning district regulations. The

use of this space by up to three tenants would be limited to active neighborhood-serving commercial uses, including: retail; office; art galleries; barber shops and beauty salons, including manicure, spa, tanning and similar services; grocery, convenience and specialty food and beverage stores (including retail bakery); laundromats and laundry and dry-cleaning pick-up; and restaurants and other food and beverage establishments.

The two buildings would contain a total of 9 dwelling units. The mixed-use structure at 2200 Carrington would include a one-bedroom dwelling unit on the first floor which would be accessible from the rear of the building. The second and third floors would each include two, two-bedroom dwellings. The attached multifamily dwelling at 2202 Carrington Street would consist of two, one-bedroom units on the first floor. The second and third floor would each consist of a two-bedroom unit accessible from Carrington Street. All units have been designed with modern and desirable open living areas and quality finishes.

Under normal zoning, no parking would be required for corner commercial uses of up to 1,500 square feet on floor area. One parking space would be required for each dwelling units, for a total of seven parking spaces. Three parking spaces are proposed at the rear of the property and would be accessed by the existing alley.

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 SUP 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods.

- ***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.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The proposed SUP would not adversely affect the above referenced City services.

- *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. 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 a mixed-use development with a ground floor corner commercial use and multifamily dwelling units on the Property. The buildings have been thoughtfully designed in order to provide appropriate, high quality, market-rate infill development. The request would contribute to the character of the neighborhood by upgrading the currently vacant Property with a compatible development, including neighborhood-serving uses. The proposal would contribute to the vibrancy of the block through a design that is consistent with the historic development pattern and respectful to the surrounding neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.