



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

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: 116 S Laurel Street, Richmond, VA 23220 Date: 3/8/21  
 Tax Map #: W0000293020 Fee: \$300.00  
 Total area of affected site in acres: .181

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

**Zoning**

Current Zoning: R7

Existing Use: 101 - R Single Family Vacant (R1-R7)

**Proposed Use**

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

Split the lot into two lots and construct a Two Family Detached Dwelling on each lot

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:** Charley Smith

Company: Oregon Properties LLC

Mailing Address: PO Box 70666

City: Richmond State: Va Zip Code: 23255

Telephone: (804) 986-5324 Fax: ( )

Email: charley.smith@LNF.com

**Property Owner:** Oregon Properties LLC

If Business Entity, name and title of authorized signee: Charley Smith/ 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: PO Box 70666

City: Richmond State: VA Zip Code: 23255

Telephone: (804) 986-5324 Fax: ( )

Email: charley.smith@LNF.com

**Property Owner Signature:** *Charley Smith*

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)



## Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the City's Master Plan to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval; it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month.

***Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.***



# Legislative Land Use Application Process

<p>Optional meetings with applicant to discuss project programming, design, and due diligence.</p>	<p>With 2 working days the application is routed to other reviewing agencies. Letter notifying civic associations within 1,000 feet and letter to the applicant with civic association contact information are sent.</p>	<p>With 30 days of receipt, a comment letter is sent to the applicant requesting additional information or clarification.</p>	<p>If necessary, a meeting with the applicant occurs to discuss requests made in the comment letter.</p>	<p>The application with additional information is resubmitted within 60 days of the comment letter. The applicant can request additional time if necessary, otherwise the application is withdrawn and a refund of the fees is given.</p>	<p>The application is resubmission is routed for review by agencies within 2 working days.</p>	<p>The applicant is notified within 15 days if additional information is required. If more information is required, the process returns to Step 5. If the application is complete, the process continues to Step 8.</p>
<p>When required, final plans submitted for review to meet terms of approval. Work commences.</p>	<p>Typically, the CPC recommendation is forwarded to the next council meeting one week later. City Council takes action.</p>	<p>Approximately 3 weeks later, the application is heard by City Planning Commission. The CPC makes a recommendation to City Council.</p>	<p>Approximately 45 days later, the ordinance is introduced at City Council. Civic associations are notified of City Planning Commission hearing date.</p>	<p>If not additional information is required, staff prepares and submits the ordinance and O&amp;R request to the CAO.</p>		





## Filing Procedures for SPECIAL USE PERMIT

### FILING

Special use permit applications are filed with the:

Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street, Richmond, Virginia 23219  
Telephone (804) 646-6304

### APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. **Application must be submitted in an electronic format (PDF).**

1. **Application form, including a completed checklist;**
2. **Application fee;**
3. **Applicant's report;**
4. **Electronic PDF plans; and**
5. **Survey plat.**

1. **Application Form:** All the owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
2. **Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
3. **Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimate of the amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will **not:**
  - a. be detrimental to the safety, health, morals and general welfare of the community involved;
  - b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
  - c. create hazards from fire, panic or other dangers;
  - d. tend to cause overcrowding of land and an undue concentration of population;
  - e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
  - f. interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). **Please note** that the **above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.**



## Filing Procedures for **SPECIAL USE PERMIT**

### **FILING**

- 4. Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:
- a.** Site Plan
  - b.** Elevation Plans
  - c.** Floor Plans
  - d.** Landscape Plans
  - e.** Signage Plan & Details
  - f.** Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at:

- 5. Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a.** North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
  - b.** Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.





**COMMUNITY UNIT PLAN**

Preliminary	\$3,000 + \$100/acre <sup>1</sup>
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre <sup>1</sup>
Amendment	\$1,500 + \$100/acre <sup>1</sup>

**CONDITIONAL USE PERMIT**

Initial	\$1,500 + \$100/acre <sup>2</sup>
Amendment	\$1,000 + \$100/acre <sup>2</sup>

**PLAN OF DEVELOPMENT**

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre <sup>2</sup>
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre <sup>2</sup>
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre <sup>2</sup>

**REZONING/CONDITIONAL REZONING**

Each continuance caused by the applicant	\$1,500 + \$100/acre <sup>2</sup>
	\$250

**SPECIAL USE PERMIT**

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800
Each continuance caused by the applicant	\$250	

**SUBDIVISION**

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

**A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.**

<sup>1</sup>For Community Unit Plans (CUP), the first 10 acres are included in the base price.

<sup>2</sup>For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

- Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2\*100 (for the 1.3 acres over the first acre))

\* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

[Print](#)**Property:** 116 S Laurel St **Parcel ID:** W0000293020

Detail

**Parcel**

**Street Address:** 116 S Laurel St Richmond, VA 23220-  
**Owner:** OREGON PROPERTIES LLC  
**Mailing Address:** PO BOX 70666, RICHMOND, VA 23255  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 224 - Fan South to RMA  
**Property Class:** 101 - R Single Family Vacant (R1-R7)  
**Zoning District:** R-7 - Residential (Single & 2 Family Urban)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2021  
**Land Value:** \$155,000  
**Improvement Value:**  
**Total Value:** \$155,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 7865  
**Acreage:** 0.181  
**Property Description 1:** 0055.00X0143.00 0000.000  
**State Plane Coords( ): X=** 11786768.000008 **Y=** 3723187.999156  
**Latitude:** 37.54365254 , **Longitude:** -77.45194677

Project: **116 S Laurel Street**  
Richmond, VA 23220

Date of Submittal: March 8, 2021

Description of Proposed Work

The owner of the property 116 S Laurel Street seeks permission split the lot into two equal size lots and to construct a two-family detached dwelling on each vacant lot. The Zoning Administrator advised that the lot at 116 S Laurel is eligible to be split. Two family dwellings are a permitted use in R-7 zoning, but Special Use Permission is required and being requested because the property does not meet the lot area or lot width requirements. 116 S Laurel Street has a lot area of 7865 square feet and a width of 55 feet. The spit lots would each have a lot area of 3,932.50 and a width of 27.50. The proposed two family dwellings do meet the setback, coverage, height, and parking requirements. The 100 block of Laurel Street is currently comprised of two-family dwellings and single-family dwellings. These two family dwelling has been architecturally designed to look like a single family home and is consistent with the architectural features of neighboring properties.

Taking each point outlined in the Special Use Permit filing procedures:

1/ The proposed use is not detrimental to the safety, health, morals, and general welfare of the community involved. Two family dwellings are a permitted use in R-7 zoning. The proposed use suggests an appropriate use without altering the historic character of the neighborhood. The dwelling suggests an improvement along this section of Idlewood compared to the some of the surrounding deteriorating buildings.

2/ The proposed use is not anticipated to create congestion in streets, roads, alleys and other public ways and places in the area involved. The owner is adding 12 parking spaces( 6 on each split lot) on the property, which exceeds the parking requirements for the two family dwelling. A portion of these parking spaces are intended to be available for long term lease to local businesses to avoid congestion in the area. The 100 block of Laurel Street has on street parking on both sides of the street. The proposed dwelling will also be accessible from the rear alley, which will reduce traffic and parking concerns for Laurel.

3/ The proposed project does not create hazards from fire, panic or other dangers. The project as configured meets the International Building Code's requirements for egress and protection of occupants. The new dwelling will make the neighborhood safer by building on a vacant lot that could be used for dumping or loitering.

4/ The proposed project does not cause overcrowding of land nor an undue concentration of population. Two family dwellings are a permitted use in R-7 zoning. This project meets all zoning requirements (setback, coverage, height, and parking) except for the lot area and lot width requirements. This is an infill project that is being built on land vacant land.

5/ The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements. This two family dwelling conforms to the surrounding properties, and it will not adversely affect the neighborhood. Building a new dwelling will improve the neighborhood by building on a vacant lot.

6/ The proposed project will not interfere with adequate light and air. The height and setbacks of the proposed dwelling will confirm to the surrounding properties. Regarding the proposed floor plans, all living spaces and bedrooms are on at least one exterior wall and have access to at least one operable window.

compiled and submitted by: Charley Smith  
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