



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)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 3513 Idlewood Ave Date: 08/26/2023

Parcel I.D. #: W0001641015 Fee: \$300

Total area of affected site in acres: 0.04

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

Zoning

Current Zoning: R5

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Two-single family attached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Barry Jones

Company: Capital City Homes LLC

Mailing Address: 788 Cedar Run Trail

City: Manakin Sabot State: VA Zip Code: 23103

Telephone: (804-283-1925) Fax: ()

Email: capitalcityhomes22@gmail.com

Property Owner: Capital City Homes LLC

If Business Entity, name and title of authorized signee: Barry Jones (co-owner)

(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: Same as Above

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

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

August 26th, 2023

Special Use Permit Request

3513 Idlewood Ave, Richmond, Virginia 23221

Map Reference Number: W000-1641015

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:

Capital City Homes LLC

788 Cedar Run Trail

Manakin Sabot, Virginia 23103

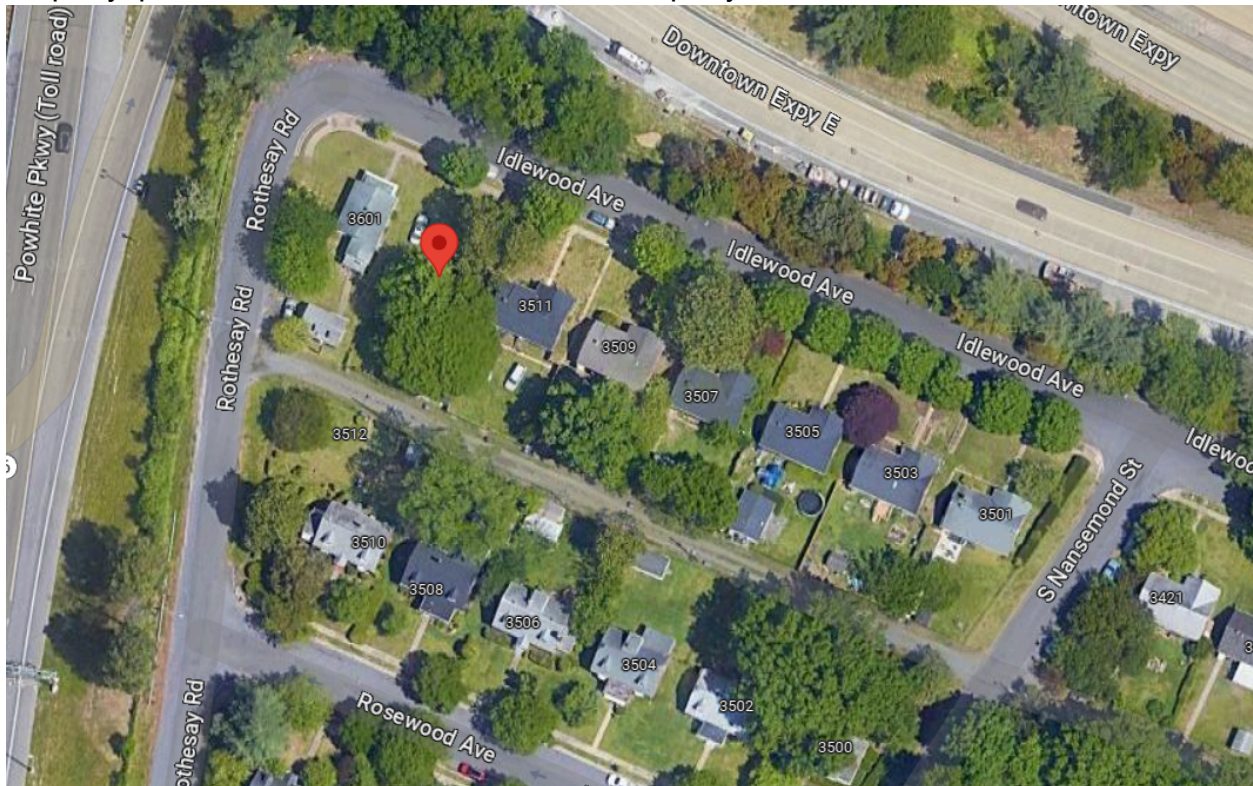
Introduction

The property owner is requesting a special use permit (the "SUP") for 3513 Idlewood Ave. (the "Property"). The SUP will authorize the construction of two single-family attached dwellings on the currently vacant Property. While the two single-family attached dwelling use is not permitted by the underlying R-5 Single-Family Residential zoning district, therefore, a SUP is required.

Existing Conditions

Site description and existing land use

The Property is located on the south side of Idlewood Avenue, between S Nansemond Street and Rothesay Road. The Property is reference by the City Assessor as tax parcel W000-1641015 and is 53' wide by 117' in depth. contains approximately 6201 square feet of lot area, and is currently vacant. An south alley, located to the rear of the Property, provides access to the rear of the Property.



The properties within the City Stadium neighborhood are developed with mostly single-family detached dwellings and at least two-family attached dwelling.

Existing zoning

The Property is zoned R-5 Single-Family Residential, which generally does not permit the proposed two single-family attached dwelling use. The surrounding properties within the City Stadium neighborhood are also zoned R-5.

Master plan designation

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" for the Property. The Master Plan describes this neighborhood consisting primarily of single family houses on large or medium sized lots more homogeneous in nature.

Recommended development styles are described as featuring houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are set back from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to scale and design that is consistent with existing buildings.

Proposal

Project summary

The applicant is proposing to construct a new, two single-family attached dwelling

Purpose of request

The Property at 3513 Idlewood Avenue is of relatively standard size for the vicinity with a lot width of 53 feet. At 117 feet in depth, the parcel is consistent with the depth of many existing parcels fronting both Idlewood Avenue and other streets in the City Stadium Neighborhood. two single-family attached dwellings are not permitted by the underlying zoning, therefore a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, the dwelling will remain consistent with the predominant character of the area.

Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

Project details

The new two single-family attached dwelling would be two stories in height. Each dwelling would contain three bedrooms and three bathrooms, totaling approximately 1,920 square feet of floor area per dwelling. The exterior design would be traditional and consistent with the character of the area.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space for future residents. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with homes found in the neighborhood.

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 special use permit 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street will create no 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 special use permit will not tend to overcrowd 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 special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

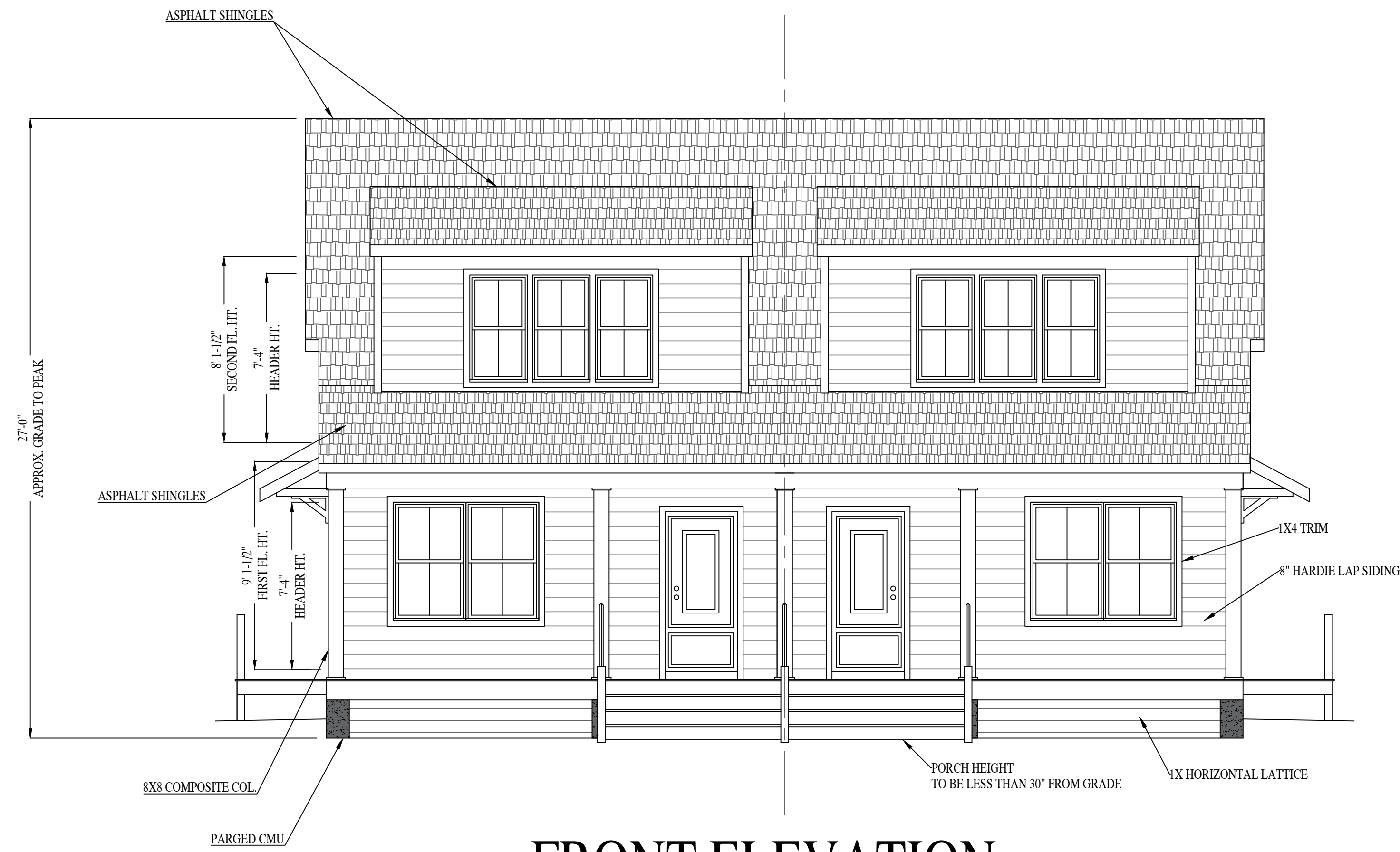
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwelling is 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 dwellings.

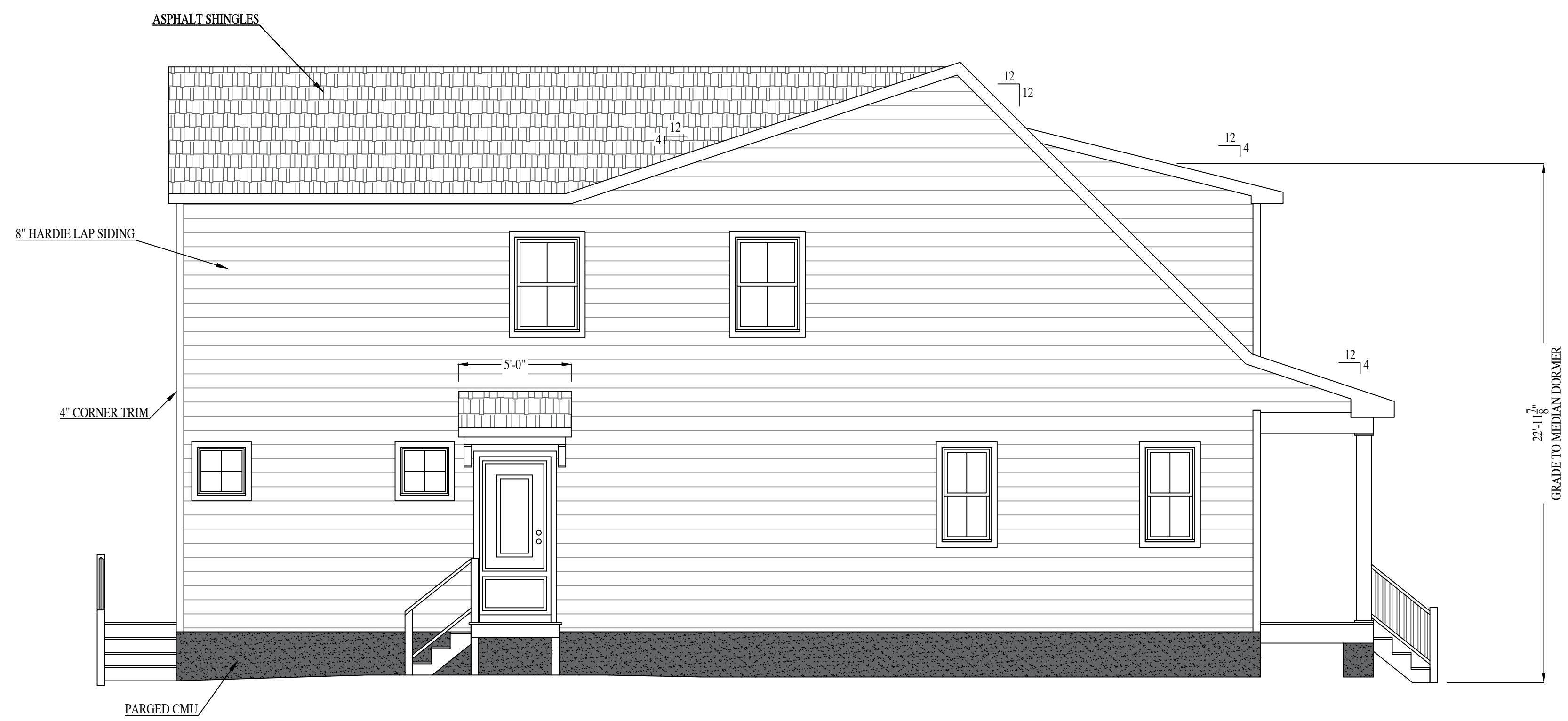
Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two single-family attached dwelling. The dwelling has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would help encourage a pedestrian friendly traditional streetscape on the block and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Idlewood Avenue. The dwelling would provide the much-desired neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



FRONT ELEVATION



LEFT ELEVATION

3513-3515 IDLEWOOD AVE

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

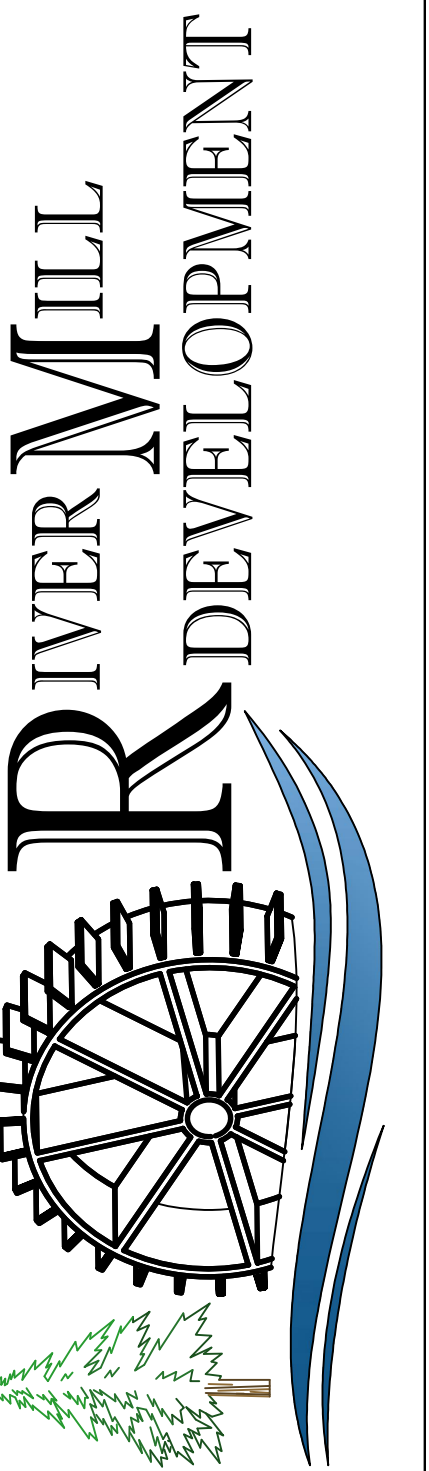
REVISION NOTES

DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 7-25-2023

SHEET:
 A2.1





RIGHT ELEVATION



REAR ELEVATION

3513-3515 IDLEWOOD AVE

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

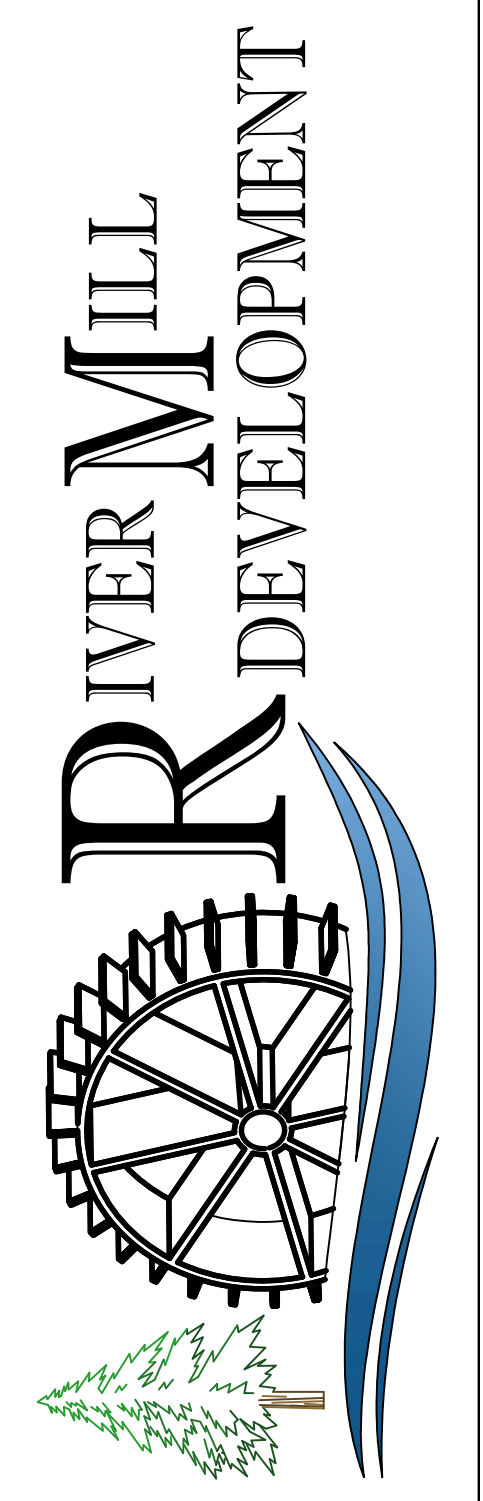
REVISION NOTES

DATE	START

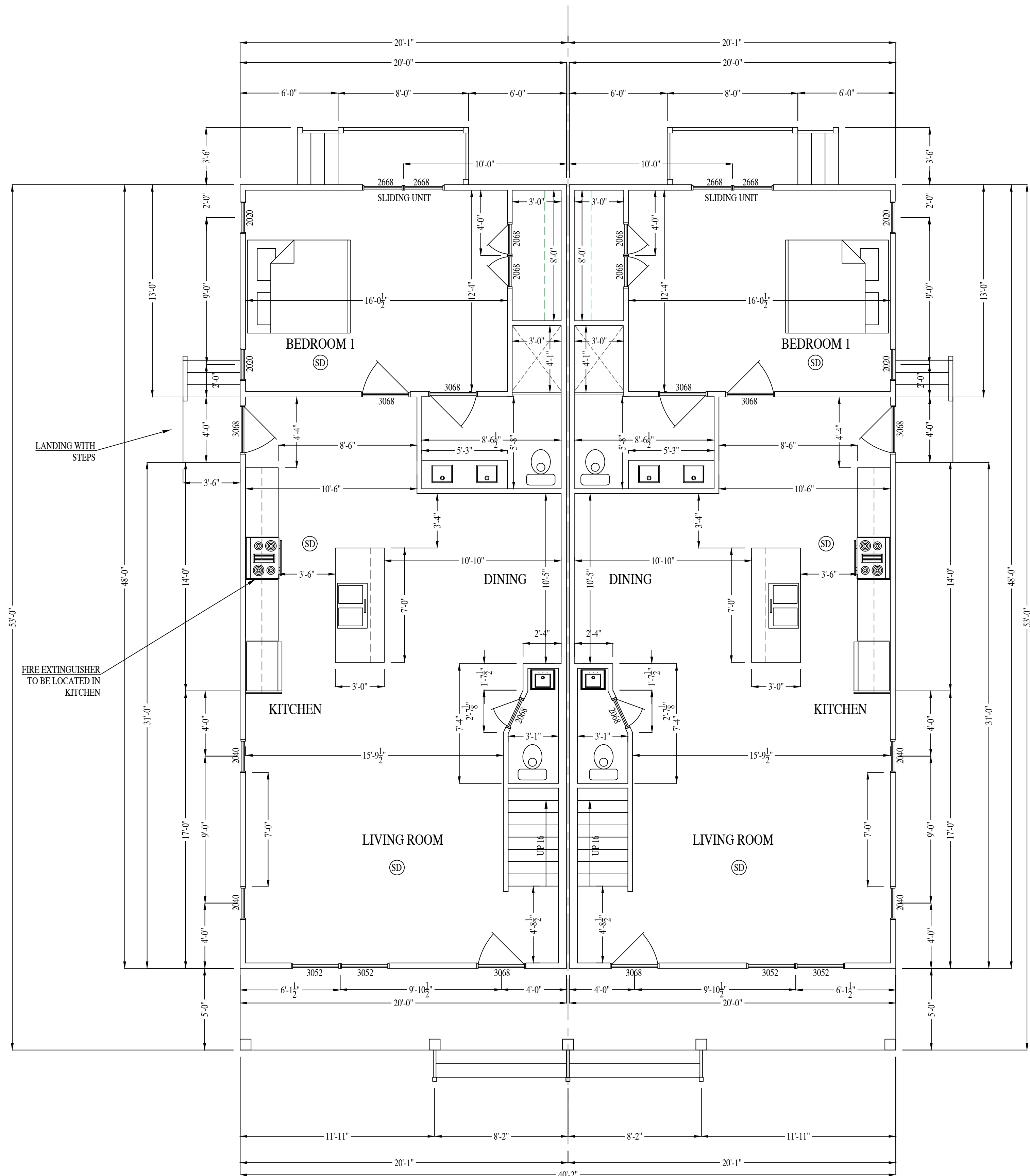
SCALE:
 1/4" = 1'-0"

DATE:
 7-25-2023

SHEET:
 A2.2



NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

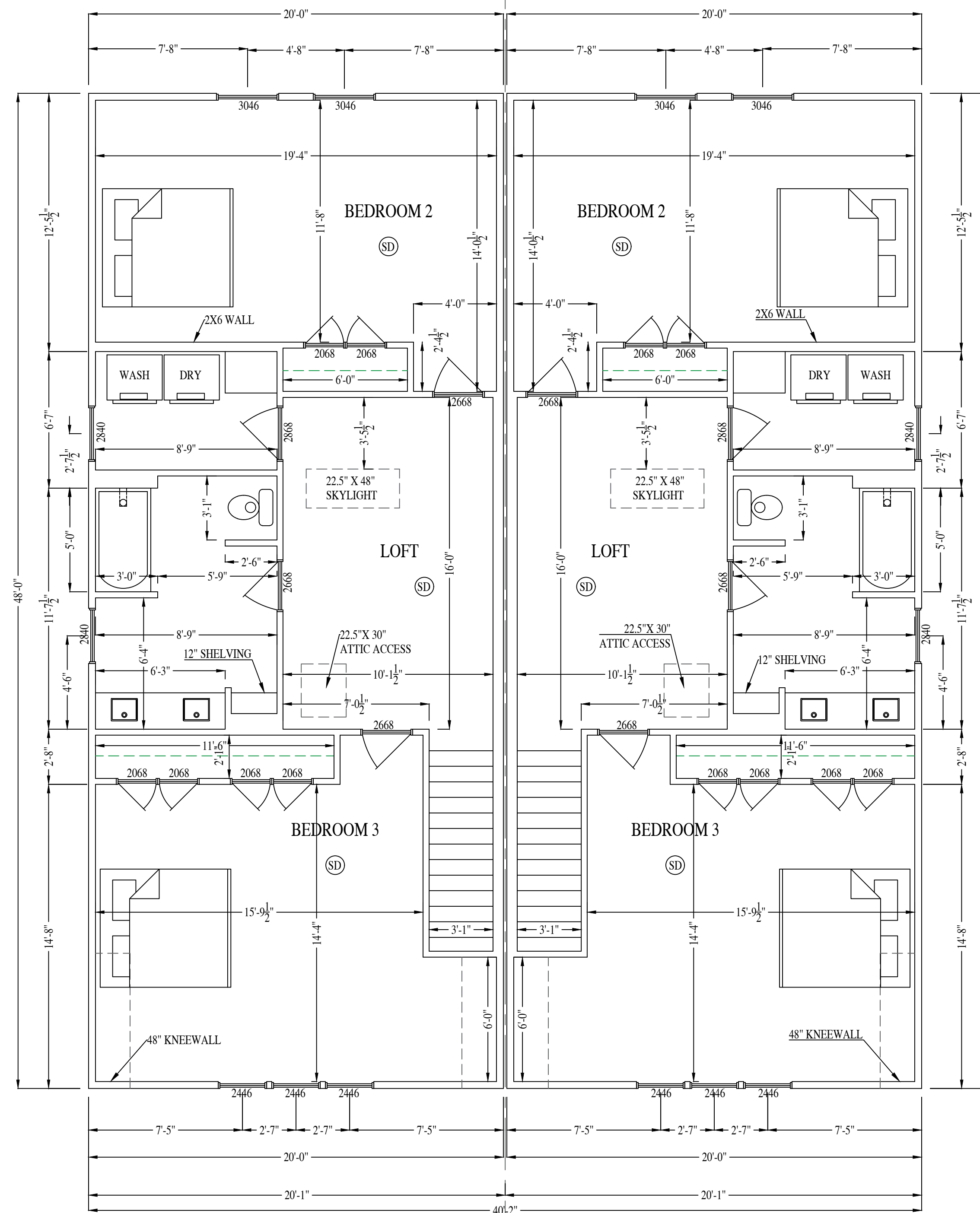


FIRST FLOOR

960 S.F.

FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALL A MIN. OF 5%,
 WITHIN THE FIRST 10' FROM THE FOUNDATION.

SMOKE ALARMS TO COMPLY WITH NFPA 72 (R314 VRC)



SECOND FLOOR

960 S.F.

3513-3515 IDLEWOOD AVE

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

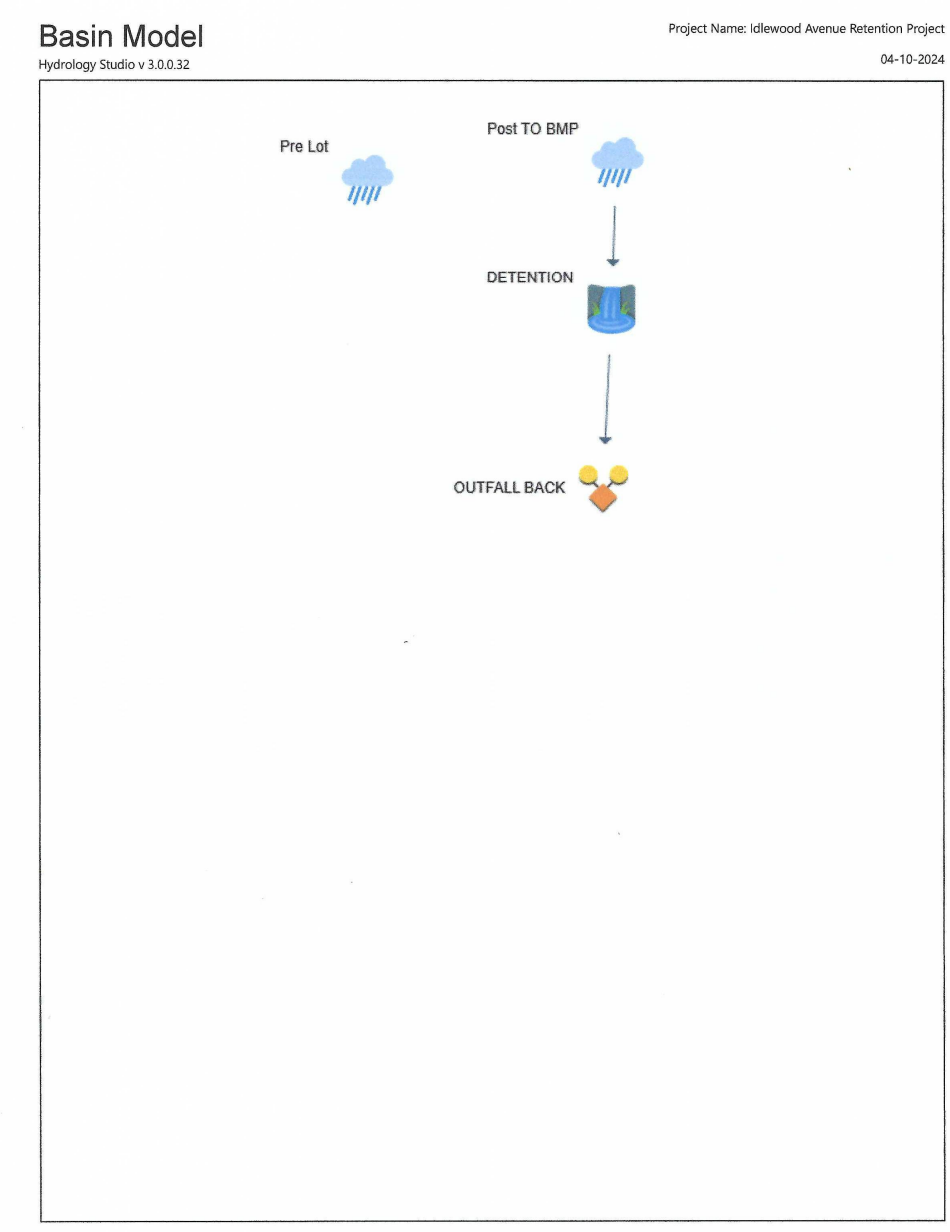
DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 7-25-2023

SHEET:
 A1.1





Hydrograph by Return Period

Project Name: Idlewood Avenue Retention Project
Hydrology Studio v 3.0.0.32 04-10-2024

Hydrograph No.	Hydrograph Type	Hydrograph Name	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre Lot	0.102	0.175	0.433	0.647	0.847	1.016	1.132
2	NRCS Runoff	Post To BMP	0.204	0.349	0.867	1.294	1.694	2.032	2.264
3	Pond Route	DETENTION	0.204	0.349	0.867	1.294	1.694	2.032	2.264
4	Junction	OUTFALL BACK	0.102	0.175	0.433	0.647	0.847	1.016	1.132

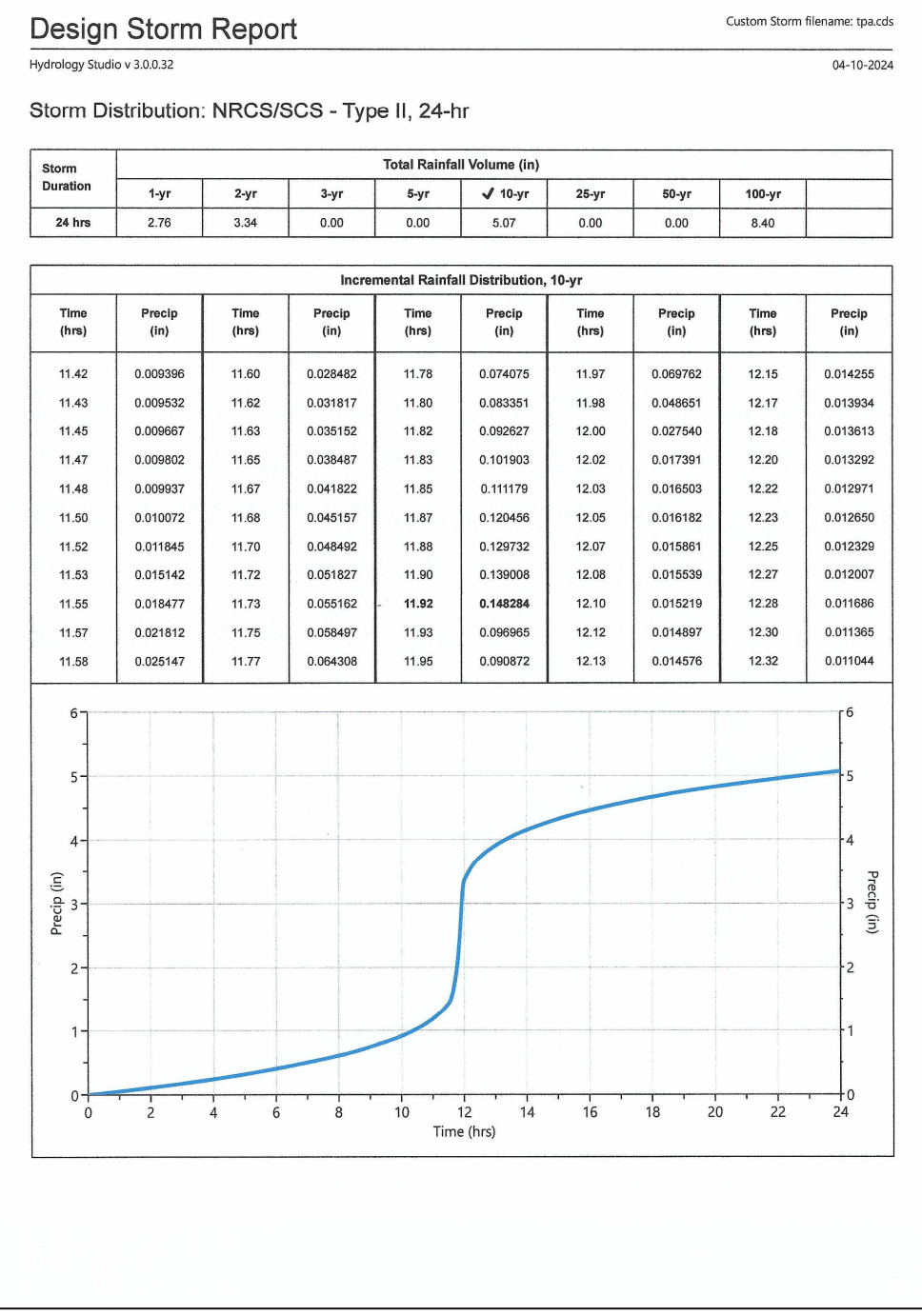
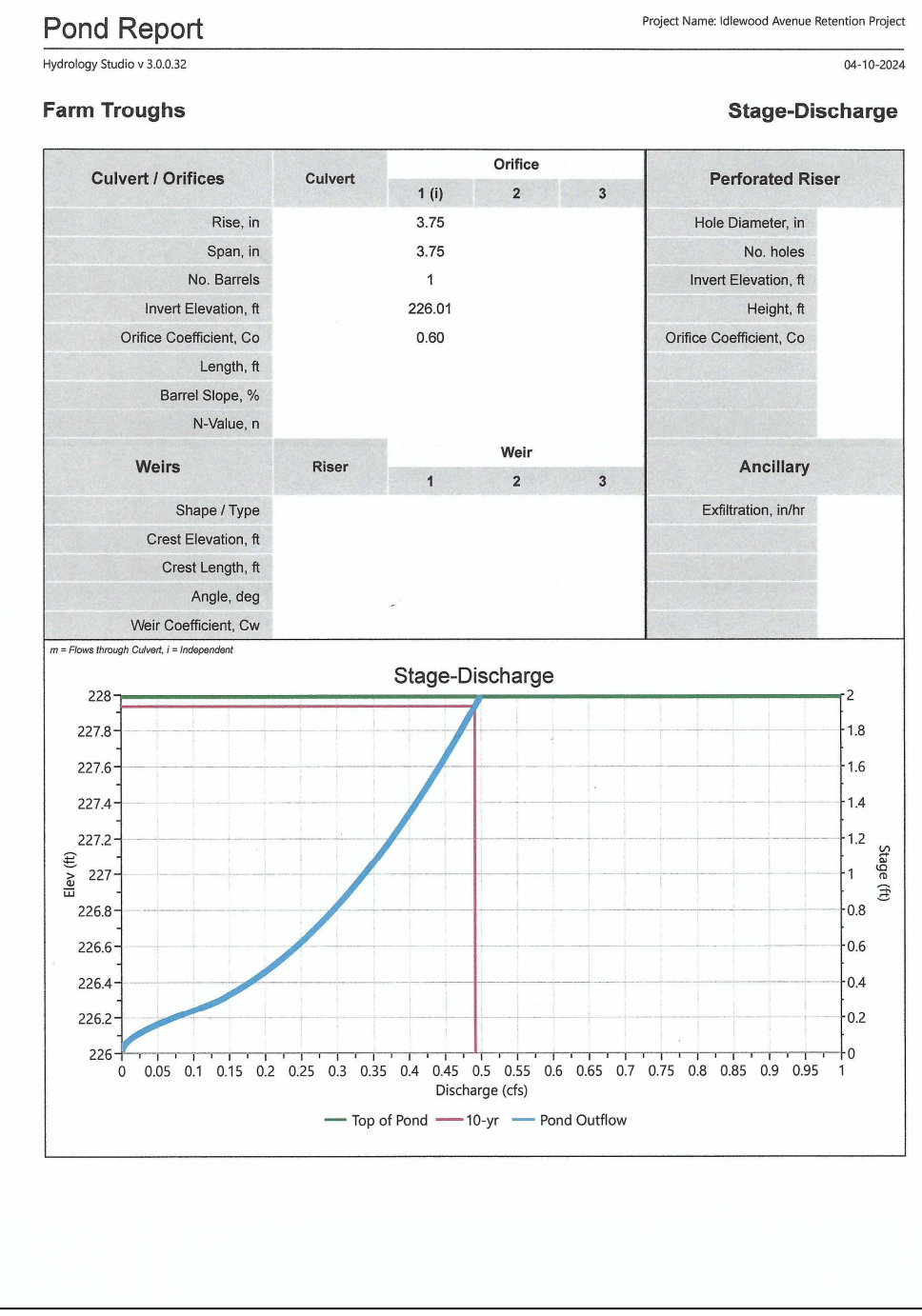
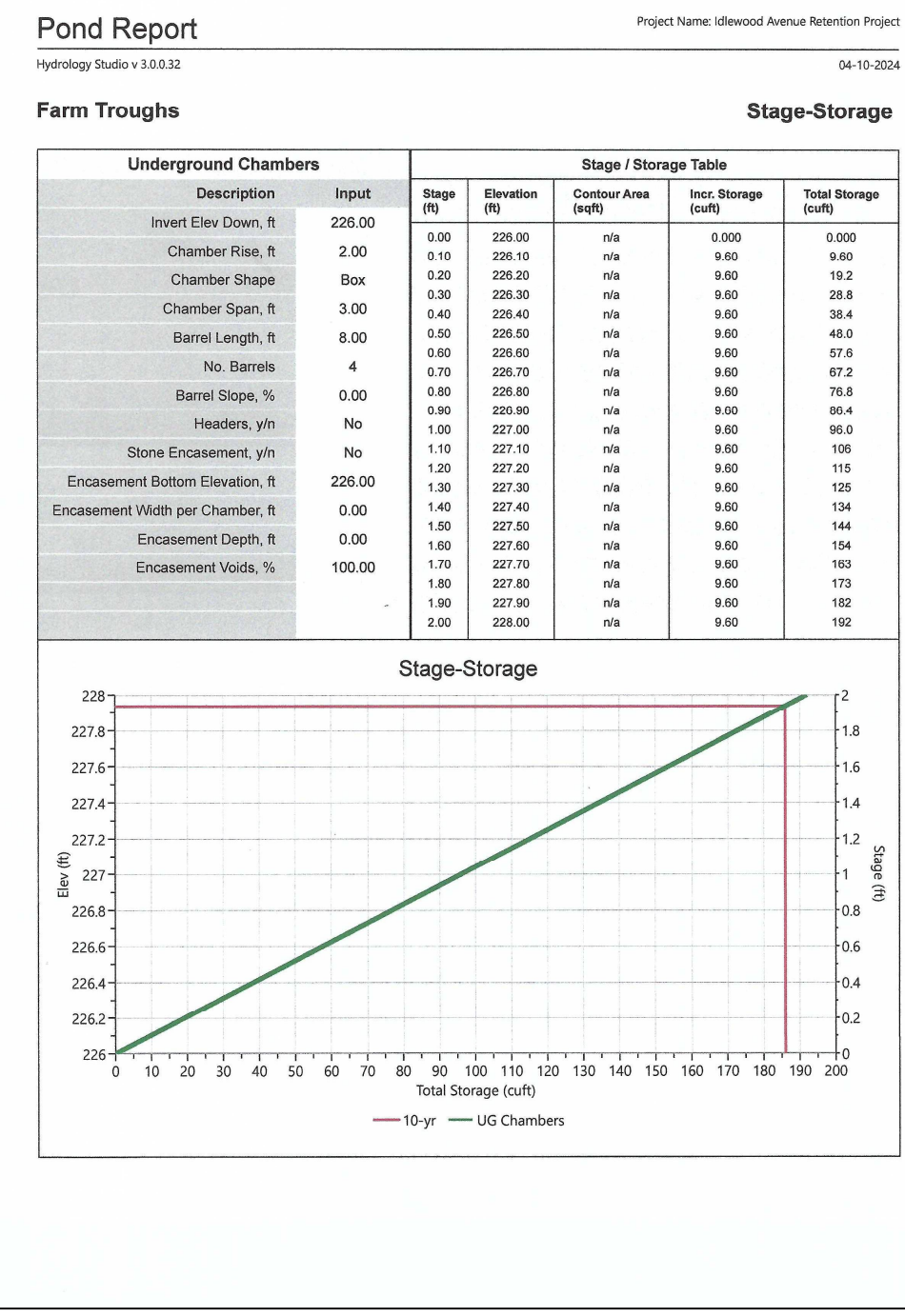
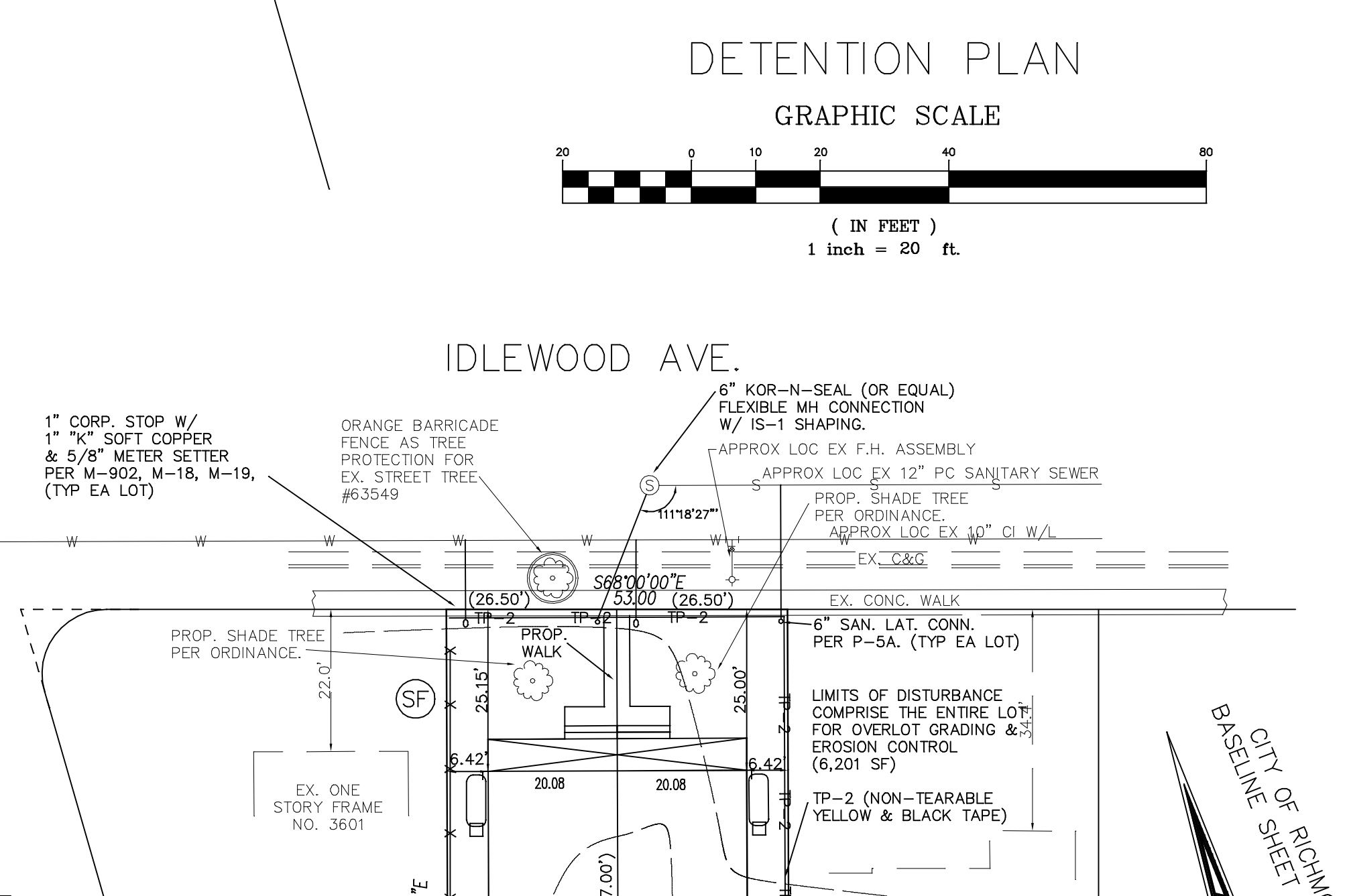
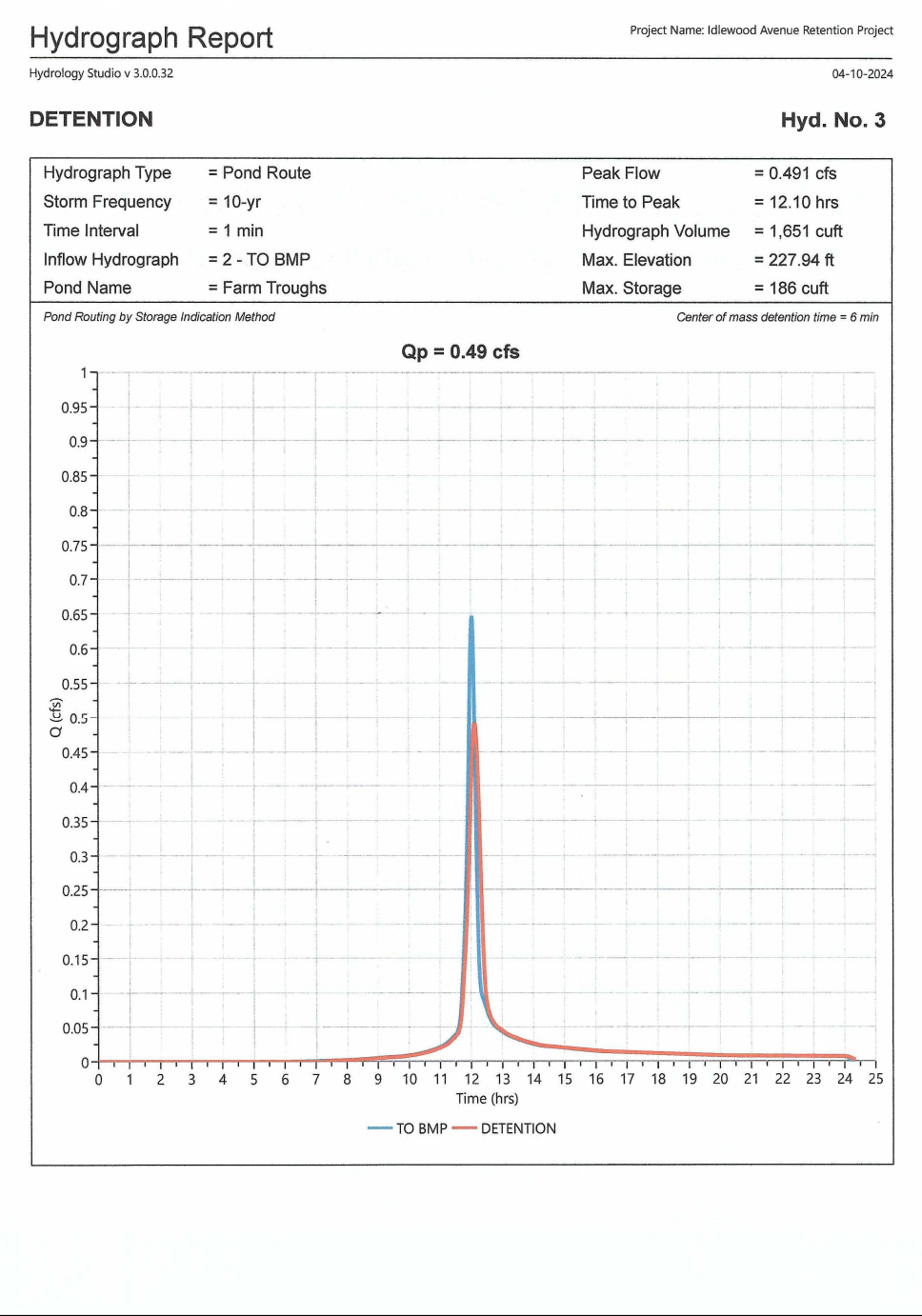
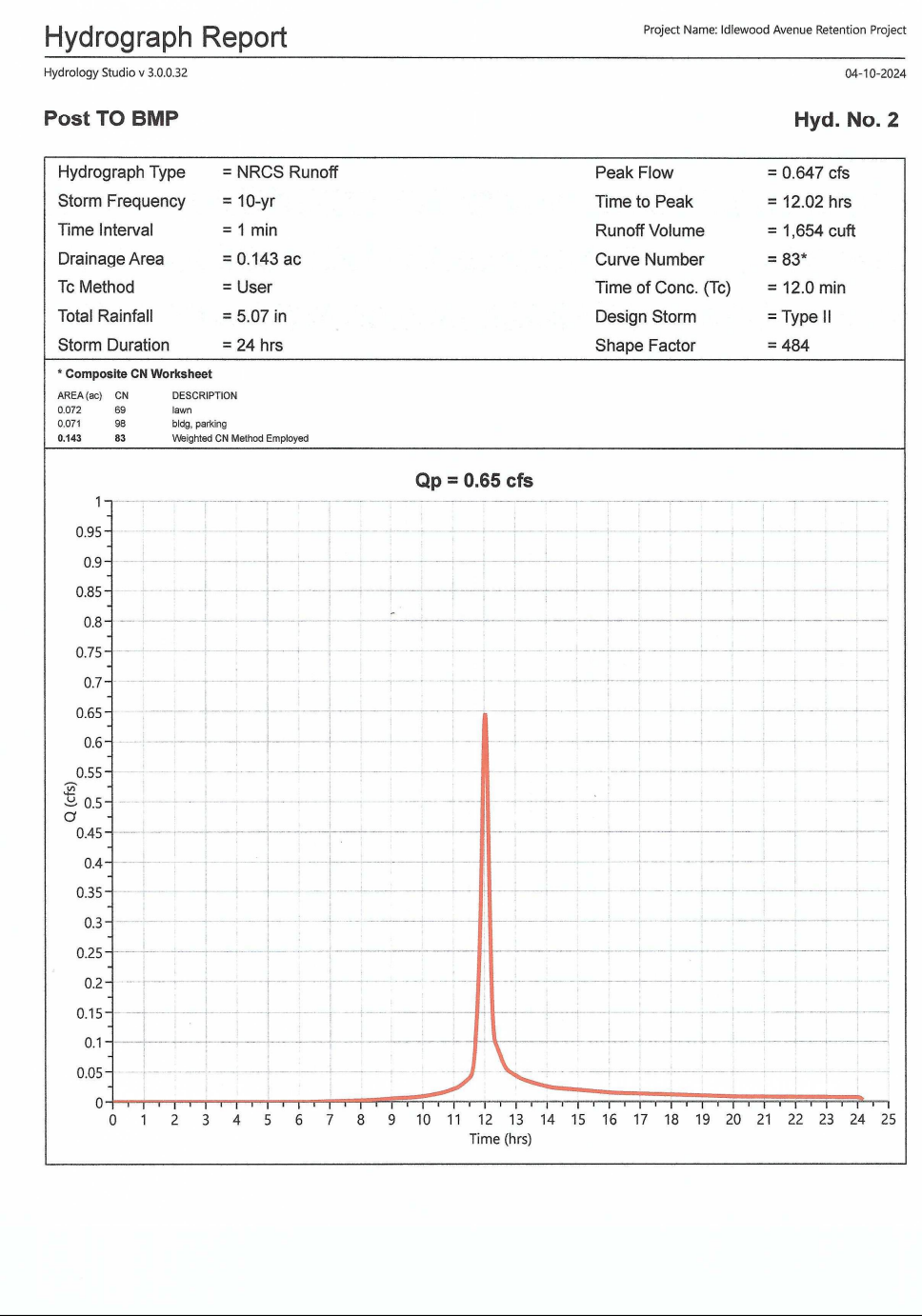
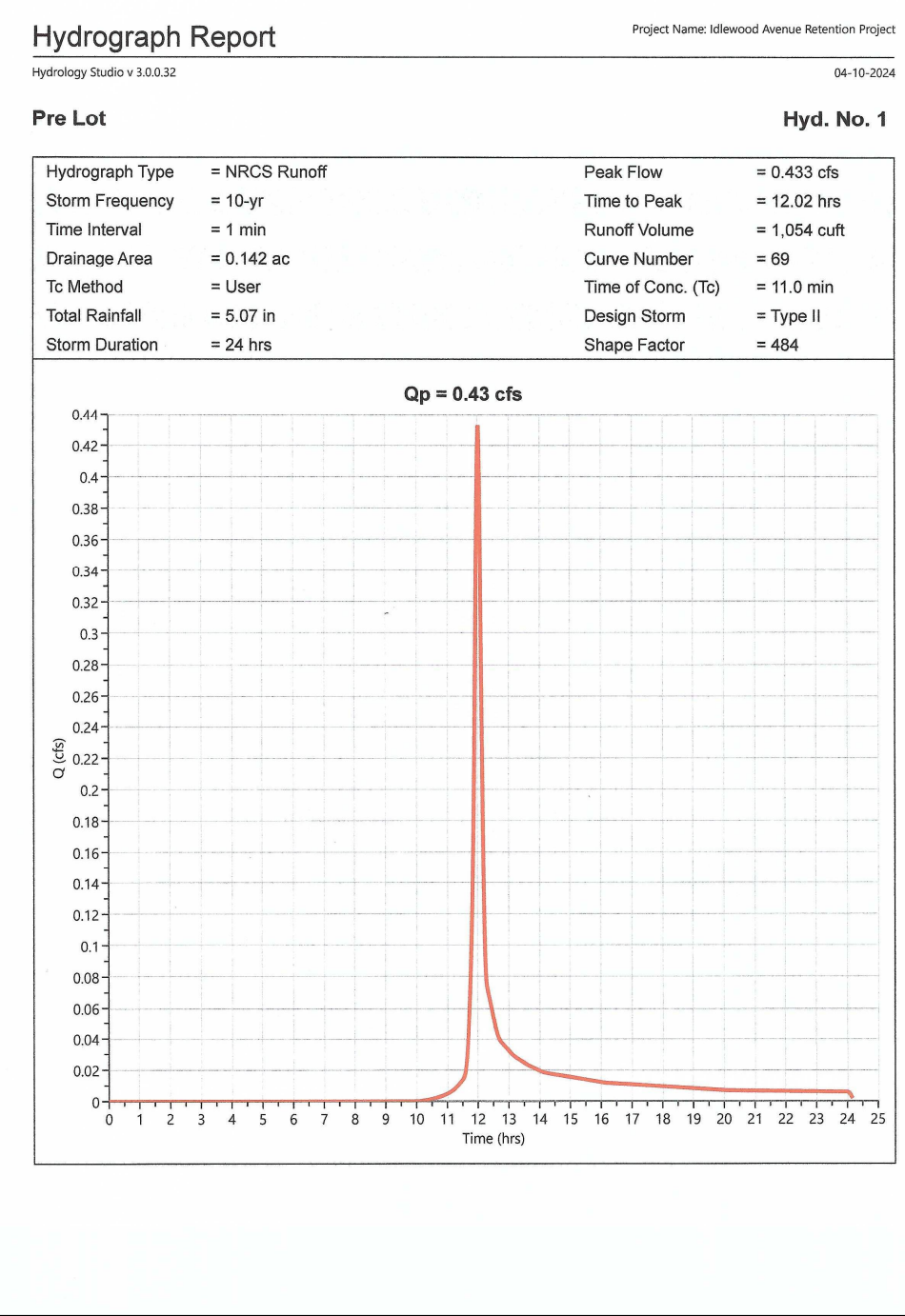
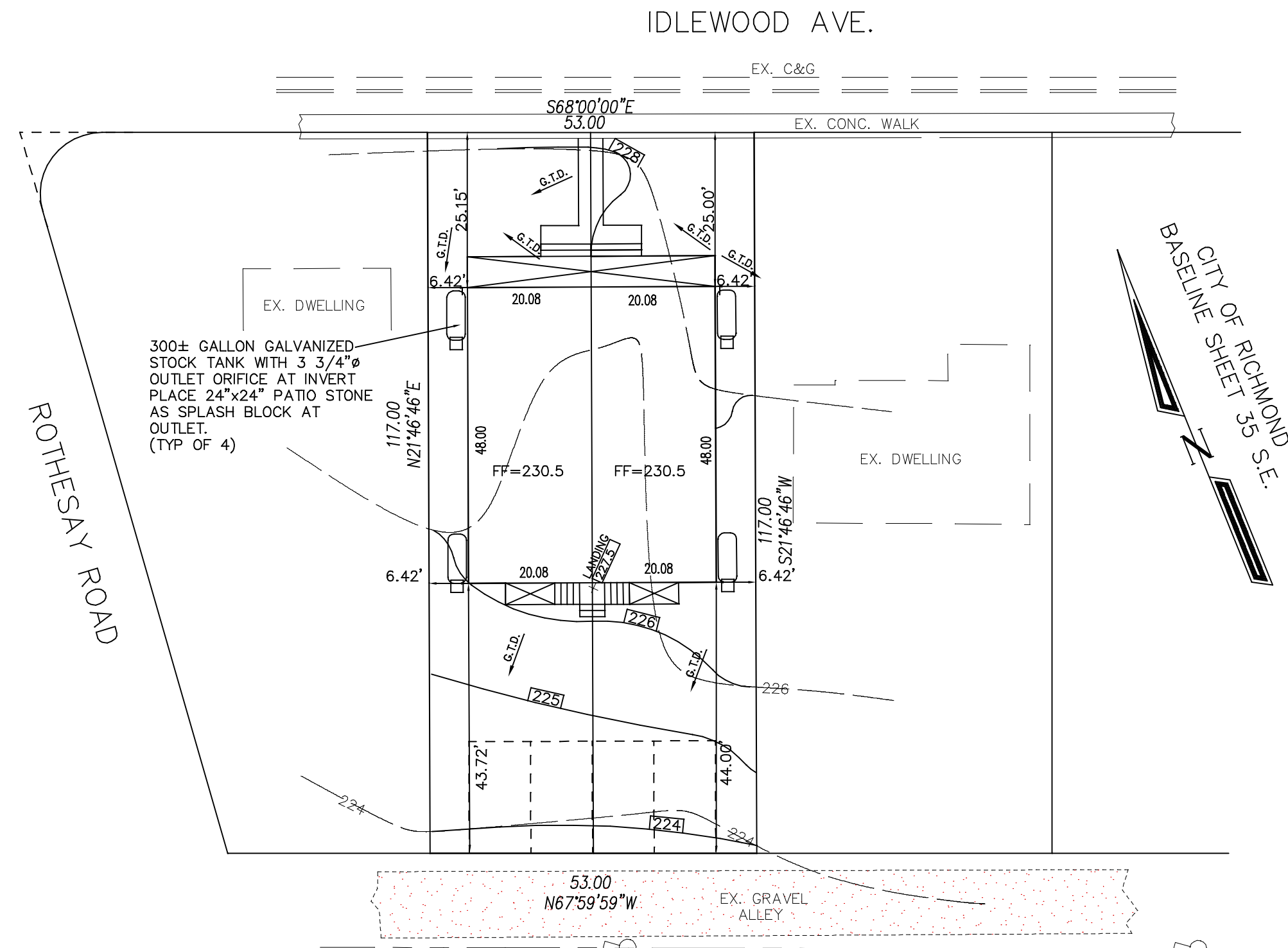
Hydrograph 10-yr Summary

Project Name: Idlewood Avenue Retention Project
Hydrology Studio v 3.0.0.32 04-10-2024

Hydrograph No.	Hydrograph Type	Pre Lot	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(H)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre Lot	0.433	12.02	1,054	---	---	---
2	NRCS Runoff	Post To BMP	0.847	12.02	1,054	---	---	---
3	Pond Route	DETENTION	0.847	12.10	1,051	2	227.94	198
4	Junction	OUTFALL BACK	0.433	12.08	1,072	3	---	---

SITE STATISTICS:

- TOTAL SITE: 6201 SF
- THIS PROPERTY DOES NOT LIE WITHIN A FEMA DETERMINED FLOOD ZONE (FLOOD ZONE X)
- EXISTING SITE IS LAWN
- PROPOSED IMPERVIOUS AREA: 3176 SF (INCLUDES OFF-STREET PARKING)
- SITE COVERAGE: 3176/6201=51%
- EXISTING SITE IS LAWN
- SANITARY LOADING PER DPU STDS 350 GPD PER UNIT = 700 GPD = 0.0011 CFS (BYPASSES DETENTION RAIN BARRELS PER SEPARATE CONNECTION TO MAIN IN STREET)
- TOTAL 10 YEAR DISCHARGE = 0.647 + 0.0011 = 0.648 CFS
- POST/PRE DISCHARGE COMPARISON Q(10)PRE = 0.433 CFS Q(10)POST = 0.648 CFS DETENTION = 0.491 CFS
- WATER QUALITY IS ACHIEVED THROUGH TREATMENT OF COMBINED SYSTEM AT CITY WATER TREATMENT PLANT



328 Galvanized Round End Tank (approx. 294 gal.)

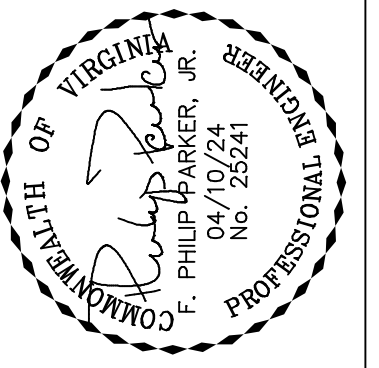
Galvanized Round End Stock Tanks

SKU: 50130088
Categories: Stock Tanks & Waterers | Behlen Country, Galvanized Round End Stock Tanks

Description	Additional Information
328 Galvanized Round End Tank	

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PARKER CONSULTING, LLC
12511 HIDDEN OAKS COURT
HENRICO, VIRGINIA 23233
TEL (804) 308-0483 • FAX (804) 308-2476
parker@comcast.net



SITE PLAN
3513 IDLEWOOD AVE.
DETENTION ANALYSIS
CITY OF RICHMOND, VIRGINIA

DATE	REVISION	CHECK BY

DATE: 04/10/24
SCALE: 1"=SHOWN
DESIGN BY: FPP
DRAWN BY: FPP
CHECK BY: FPP
IDLWD
SHEET 1 OF 1



**City of Richmond
Department of Planning
& Development Review**

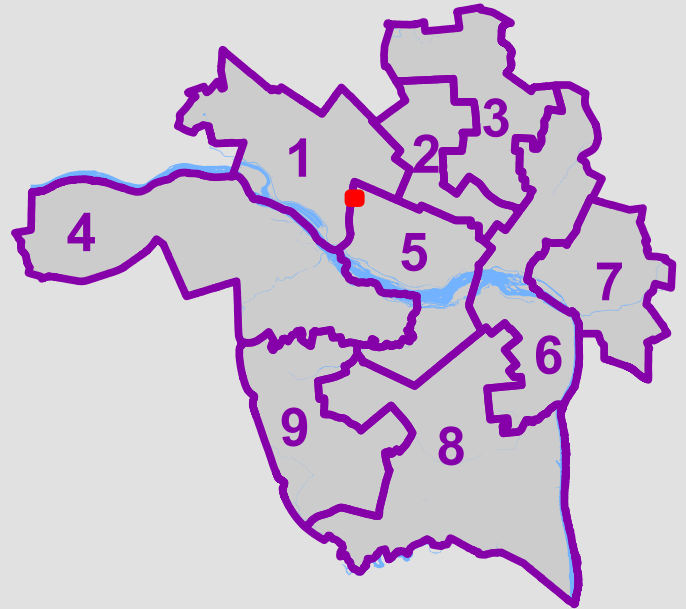
Special Use Permit

LOCATION: 3513 Idlewood Avenue

APPLICANT: Barry Jones

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 3513 Idlewood Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

