



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: 4508 Grove Avenue Date: 6/4/2021
 Tax Map #: W0190278017 Fee: _____
 Total area of affected site in acres: 0.224 Acres

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

Zoning

Current Zoning: R-53 - Residential (Multi-Family)

Existing Use: Single Family Residence

Proposed Use

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

Multifamily Townhouse Development/Subdivision
 Existing Use: Single Family Residence

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Keith Stanley (Sekiv Solutions) and Will Payne (510 Architects)

Company: Sekiv Solutions and 510 Architects

Mailing Address: 4006 Knighton Circle

City: Midlothian State: VA Zip Code: 23112

Telephone: () 804.363.0394 (Keith) 804.353.1576 (Will) Fax: ()

Email: kstanley@sekivsolutions.com (Keith) wpayne@510architects.com

Property Owner: Taylor and Hancock Properties LLC

If Business Entity, name and title of authorized signee: Clifford P. Tompkins Jr. / President

(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: 3212 E Broad Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 833-0115 Fax: ()

Email: chip.tompkins9@gmail.com

Property Owner Signature: Clifford P. Tompkins Jr.

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)

4508 Grove Avenue – Special Use Permit - Applicant Report

Revision 1 - August 3, 2021

Revision 1 – See amendments to the original applicant report below in **Bold**

General Project Description

The subject property for the requested Special Use Permit is at 4508 Grove Avenue with a City Parcel Number W0190278017 containing 0.224 acres of land in the R-53 Multifamily Residential Zoning District. There is a small single-family residential home on the existing lot built in 1951. The development project proposes to demolish the single-family home, subdivide the property into seven single family attached residential units (townhouses) and a residual parcel owned by an association. The development project proposes four units facing Grove Avenue and three units facing the alley between Grove Avenue and Hanover Avenue. Parking for the units will be provided in garages accessed from a common entrance off the alley.

The proposed development fits with the character of the 4500 Block of Grove Avenue as the parcel to the East and Several Parcels to the West are also Multi-Unit Residential Developments.

The minimum lot size required in the R-53 Zoning District for Single Family Attached Residential Units is 2,200 Square Feet with a minimum lot width of 18 Feet. The SUP proposes a reduction of the minimum lot size to 800 Square Feet and a reduction of the minimum lot width to 17 Feet.

The maximum building height in the R-53 Zoning District is 35 Feet. The SUP proposes to increase the maximum building height to **38** Feet.

The townhouse units are intended to be a for sale, fee simple product. The townhouses are intended to be high quality architectural units as shown in the architectural plans provided with the Application.

Community Engagement

On April 2, 2021, the Development Team began communications with the Westhampton Civil Association (WCA). There have been several correspondences with WCA since that time, the latest being on June 2, 2021. The conversations thus far have been preliminary and will be ongoing throughout the SUP process. At this time, we do not have any correspondence supporting or opposing the project, however, we are committed to continuing conversations with area Civic Associations. **As of July 19th, after conversations with the WCA, we have reduced the maximum building height request from 40' to 38'. There are continued questions about the appearance of the buildings and what we can do with natural vegetation to maintain the character of the neighborhood that we are committed to engaging as we proceed with this project.**

Safety, Health, Morals and General Welfare of the Community

The proposed development will be high quality residential units consistent with the residential units along Grove Avenue and the neighboring subdivisions. The development should not pose any detrimental safety, health, or moral conditions upon the community and will be consistent with the general welfare of the neighboring community.

Congestion in Streets, Roads, Alleys and other Public Ways

The seven units proposed will not be a significant generator of traffic on the area roads, alleys, or public ways. The seven units is below the allowable 10-Units within a single Multifamily Building allowable by right within the R-53 Multifamily Residential Zoning District.

Hazards from Fire, Panic or Other Dangers

The proposed development will be required to meet current Building Code requirements including Fire and Life Safety requirements. Many of these requirements were not in place when the original structure on the property was built in 1951. As such, we believe the hazard from a Fire, Panic, or Other Dangers standpoint will be mitigated naturally by the Code required design.



Interference with Public or Private Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation or other Public Requirements, Conveniences, and Improvements

The proposed development will take place entirely on private property with the following exceptions:

1. Modifying the existing connection to the public alley
2. Water service connection(s) in Grove Avenue
3. Sanitary sewer service connection in the alley

With the limited number of residential units proposed we do not anticipate any negative impacts to public or private schools, parks, or playgrounds. Per preliminary discussions with the Department of Public Utilities, it appears there is adequate water and sewage disposal capacity within the existing lines to service the development.

Interference with Adequate Light and Air

Since the property is already developed and will be replaced with single family residential units; the light pollution created by the development will be limited.

Conclusion

The Special Use Application request at 4508 Grove Avenue requests relief from the minimum lot sizes and minimum lot widths required within the R-53 Zoning District. It also requests a slight increase in building height from 35 Feet to **38** Feet. The proposed development will be a high-quality single family attached development with seven units. The development is consistent with other multi-Unit developments within the 4500 Block of Grove Avenue and developments along the Grove Avenue Corridor.

We believe the redevelopment of this property to a higher and better use will contribute an enduring quality and character to the neighborhood and we look forward to working with the City of Richmond to bring this project to fruition.

08.03.2021

Comment Letter #1 – Applicant Response summary

Land Use Administration – See attached revised drawings

PW – Transportation

1. *Vehicular access must be shown to be adequate for vehicles to get in and out AND get in and out of garages. Dimensions and turning movement depictions are needed. **(Response – see attached drawings)***
2. *No physical improvements are to be constructed within the alley – the drawing shows a yellow line going out into the actual alley. It is not clear what this is representing. **(Response – The alley gravel and the gravel of the parking lot of the existing home with office use blend as one surface. With the project we won't be physically constructing in the alley, but the alley will become just an alley not a continuous alley parking area as it is now and thus the reason for the yellow line. See attached drawings)***
3. *What is the intended final product for units adjacent to the alley? What will the space between the buildings and the alley look like. **(Response – See renderings and aerial image for alley design intent depicting the proposed relationship to the neighborhood)***
4. *Sidewalk must be repaired or replaced along the site frontage. **(Response – the sidewalk will be repaired and/or replaced as noted on the drawings)***

PW – ROW Management – See PW-Transportation response

Urban Forestry – Approved

DPU Utility Review – Approved

Fire Department – Checklist will be completed as required for building permit application and review

Water Resources – Approved

Building Plan Review – Approved

