



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: 1524 National Street Date: _____
 Tax Map #: E0002813012 Fee: \$300
 Total area of affected site in acres: .161

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

Zoning

Current Zoning: R-5
 Existing Use: Single Family Detached Dwelling

Proposed Use

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

Lot division for new single family detached dwelling
 Existing Use: Single-Family Detached Dwelling

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 530 E Main Street, Suite 730
 City: Richmond State: Va Zip Code: 23219
 Telephone: (804) 8746275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: One Watchtower Llc

If Business Entity, name and title of authorized signer: _____

(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: 3912 Seminary Ave
 City: Richmond State: VA Zip Code: 23227
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature: [Handwritten 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

February 14th, 2023

*Special Use Permit Request
1524 National Street, Richmond, Virginia
Map Reference Number: E000-2813/012*

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:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

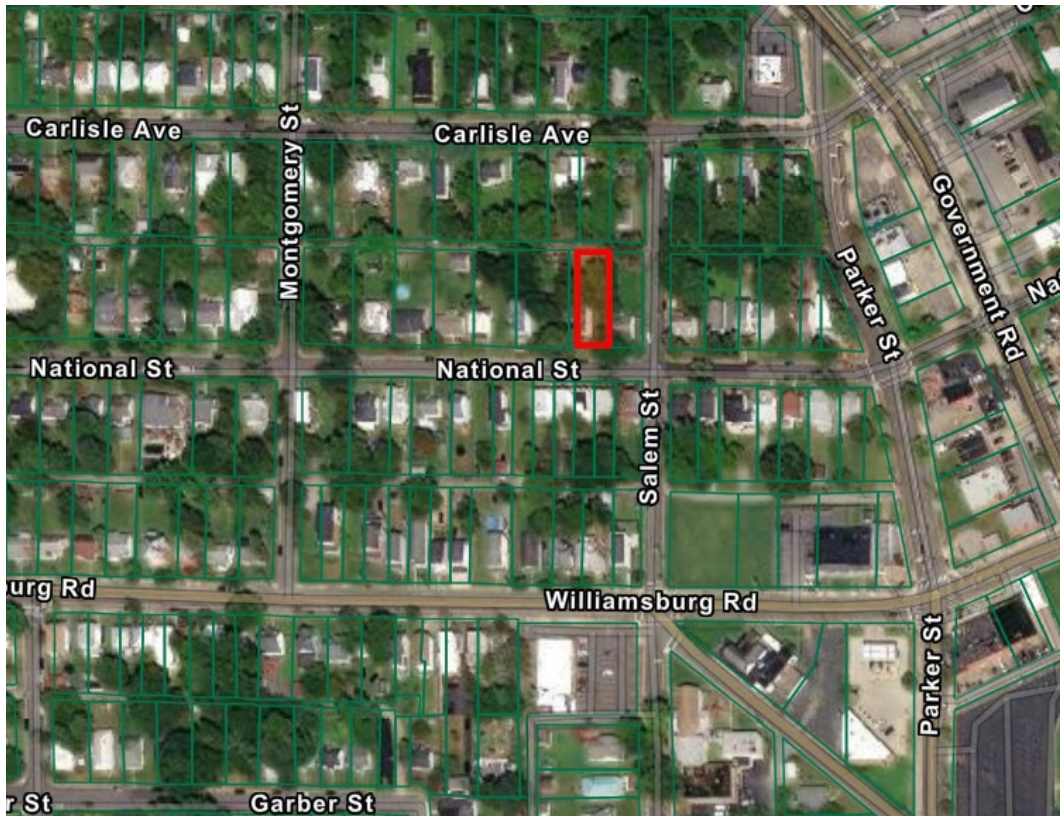
Introduction

The property owner is requesting a special use permit (the "SUP") for 1524 National Street (the "Property"). The SUP would authorize the division of the Property in order to construct one (1) single-family detached dwelling on the newly created parcel. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of National Street between Salem Street to the east and Montgomery Street to the west. The subject property is referenced by the City Assessor as tax parcel E000-2813/012 and is currently occupied by a single-family dwelling. The Property is originally Lot 14 and part of Lot 15 of the original Belmont subdivision and is approximately 50 feet in width by 140 feet in depth, containing approximately 7,000 square feet of lot area.



The properties in the immediate vicinity are developed with a mix of uses. Most properties are developed with single-family dwellings, although some multi-family exists to the

northeast across Government Rd. Additionally, to the east between Parker Street and Government Rd there are a number of commercial uses.

EXISTING ZONING

The Property and those to the north, south, east, and west are zoned R-5 Single-Family Residential. To the east are properties located within the B-2 Community Business District. Moving northeast are properties zoned R-48 Multifamily Residential.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located within the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “

- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located near Parker Street and Williamsburg Road which are serviced by the 56 and 4B lines respectively and provide connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown and into Henrico.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the parcel and the construction of one single-family detached dwelling on the newly created lot.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is described as Lot 14 and part of Lot 15 from the original Belmont subdivision and is approximately 50 feet wide and contains 7,000 square feet of lot area. The owner is dividing the lot and building a new single-family detached dwelling with a zero-lot line on the west side of the property in order to provide a larger side yard setback for the adjacent property to the east. As the proposal does not meet some of the feature requirements prescribed by the underlying R-5 zoning district, including lot area and width along with the requisite side yards, a special use permit 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 remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, 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

When complete, the new single family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The dwelling would contain three bedrooms and two- and one-half bathrooms, totaling approximately 1,889 square feet of floor area. The exterior would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical 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 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 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.***

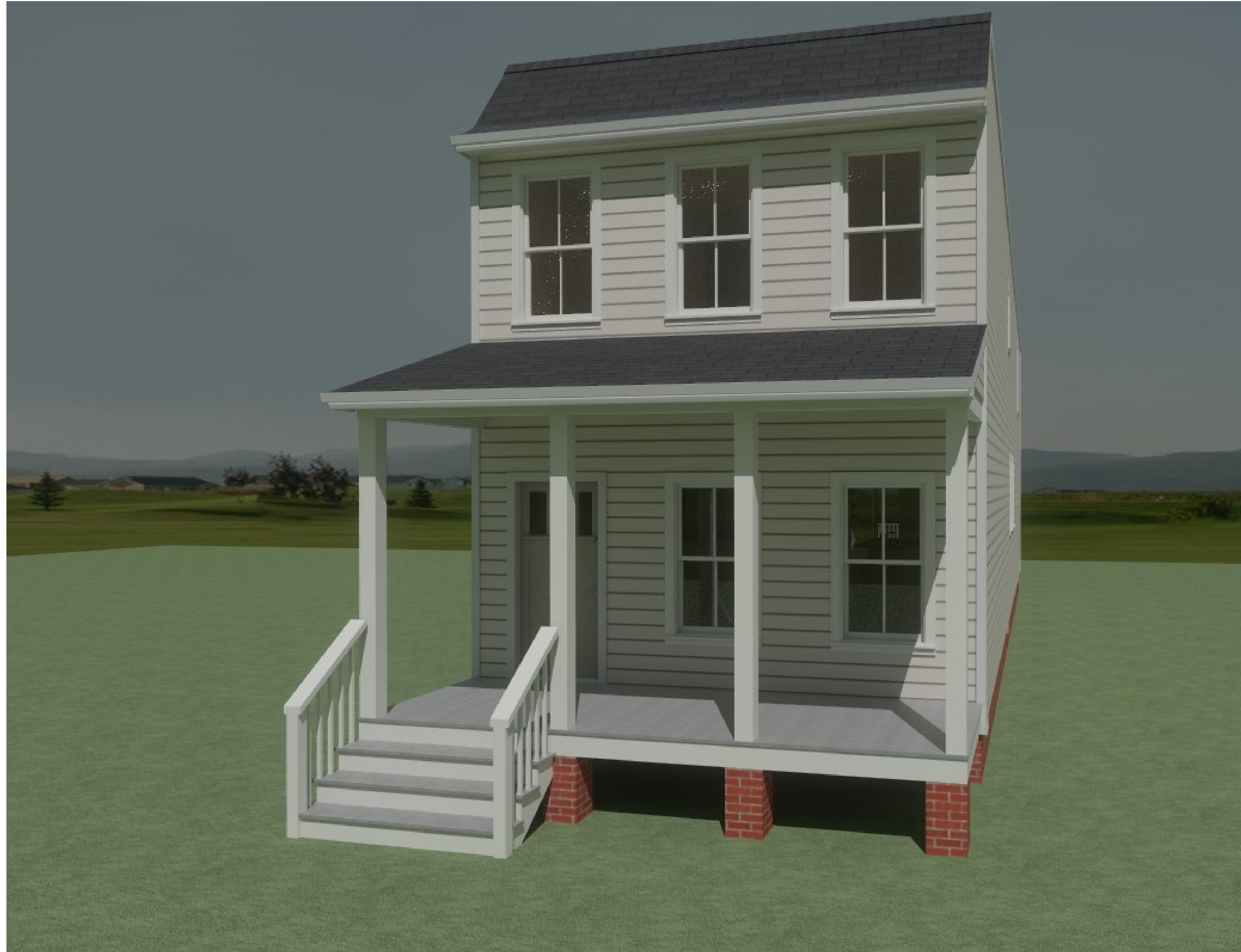
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porch will provide additional usable outdoor space. 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 the proposed single-family detached dwelling. The building has been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



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1524-1/2 NATIONAL ST

REVISION	DATE

DATE: 2/13/2023
 DRAWN BY: FNH

SCALE: NTS

COVER
RH

CONSTRUCTION NOTS:

FROST DEPTH - 18"
 SOIL REPORT FTG DEPTH - 30"
 DESIGN WIND SPEED - 90MPH, 3 SECOND GUST
 ULTIMATE DESIGN WIND SPEED FOR RISK
 CATEGORY II BUILDINGS - 115 MPH
 SNOW LOAD - 20 PSF
 SEISMIC DESIGN CATEGORY - B

OCCUPANCY GROUP - R5
 TYPE OF CONSTRUCTION - VB
 SQUARE FOOTAGE - 963 1ST FLR,
 926 2ND FLR
 - TOTAL 1,889SF

SPRINKLERS: NO
 STORIES AND HEIGHT - 2 STORY, 24'-4"

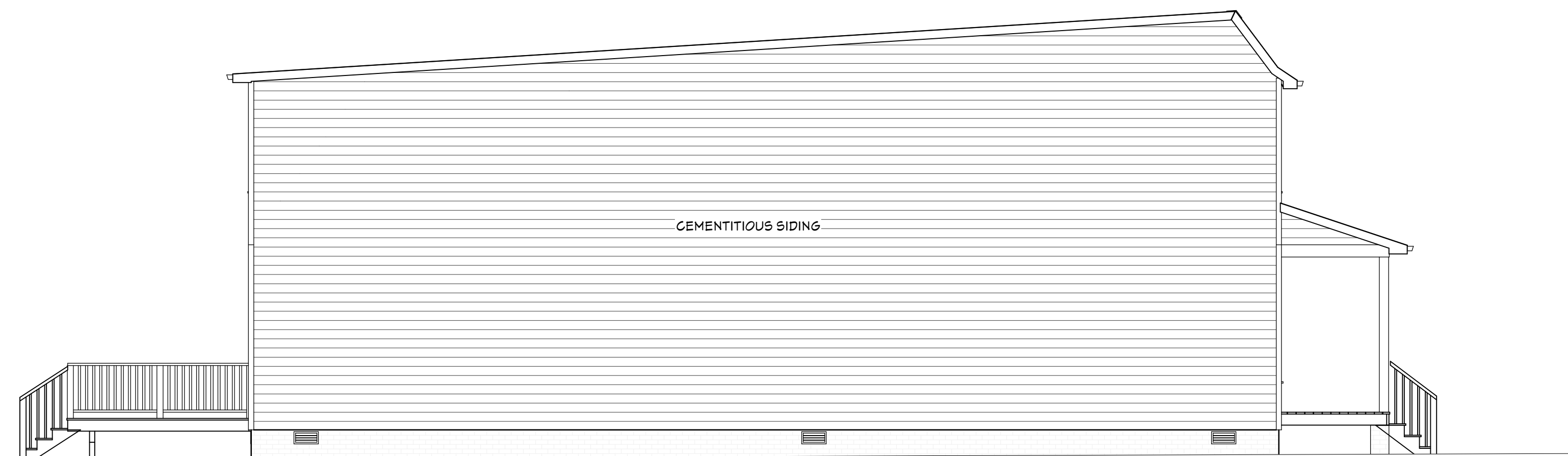


REAR

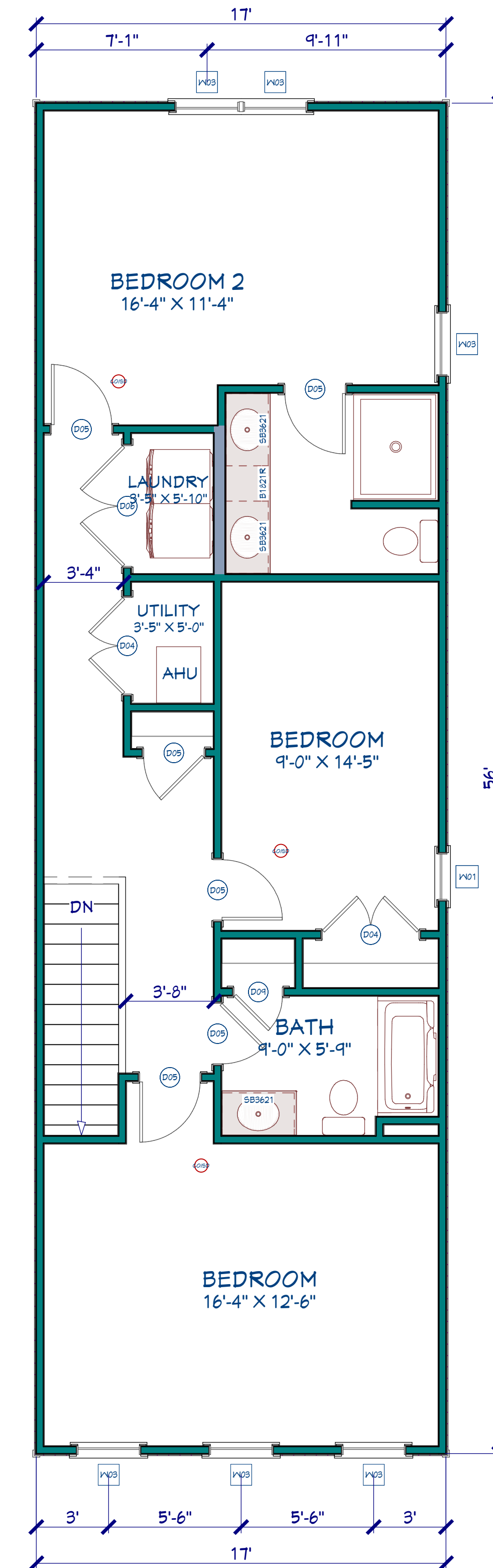
FRONT



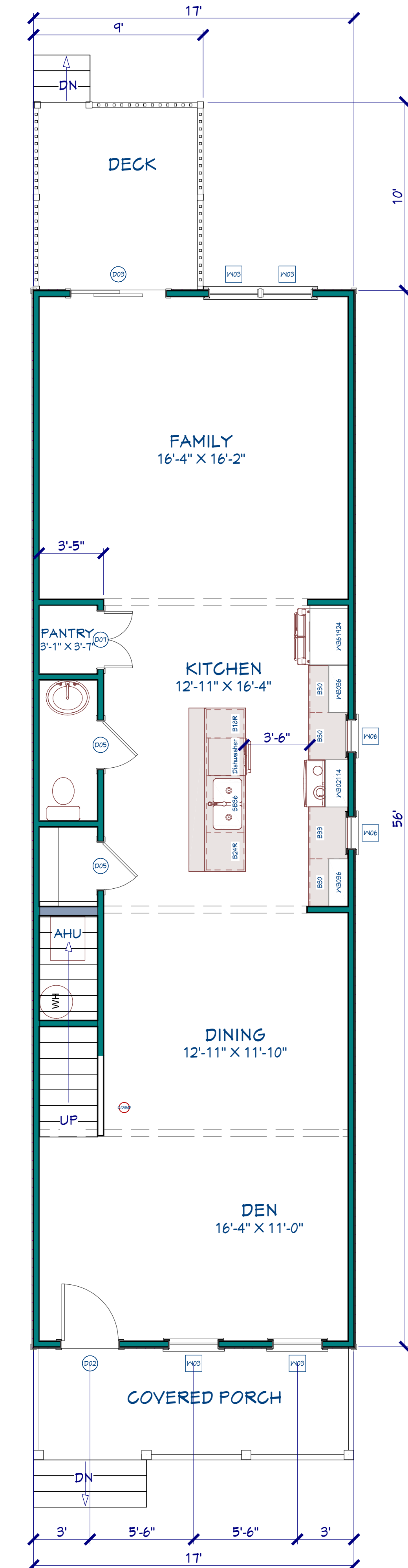
RIGHT



LEFT



SECOND FLOOR



FIRST FLOOR

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1524-1/2 NATIONAL ST

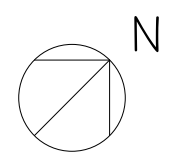
REVISION	DATE

DATE: 2/13/2023
 DRAWN BY: FNH

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

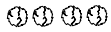
FLOOR PLANS

A-1





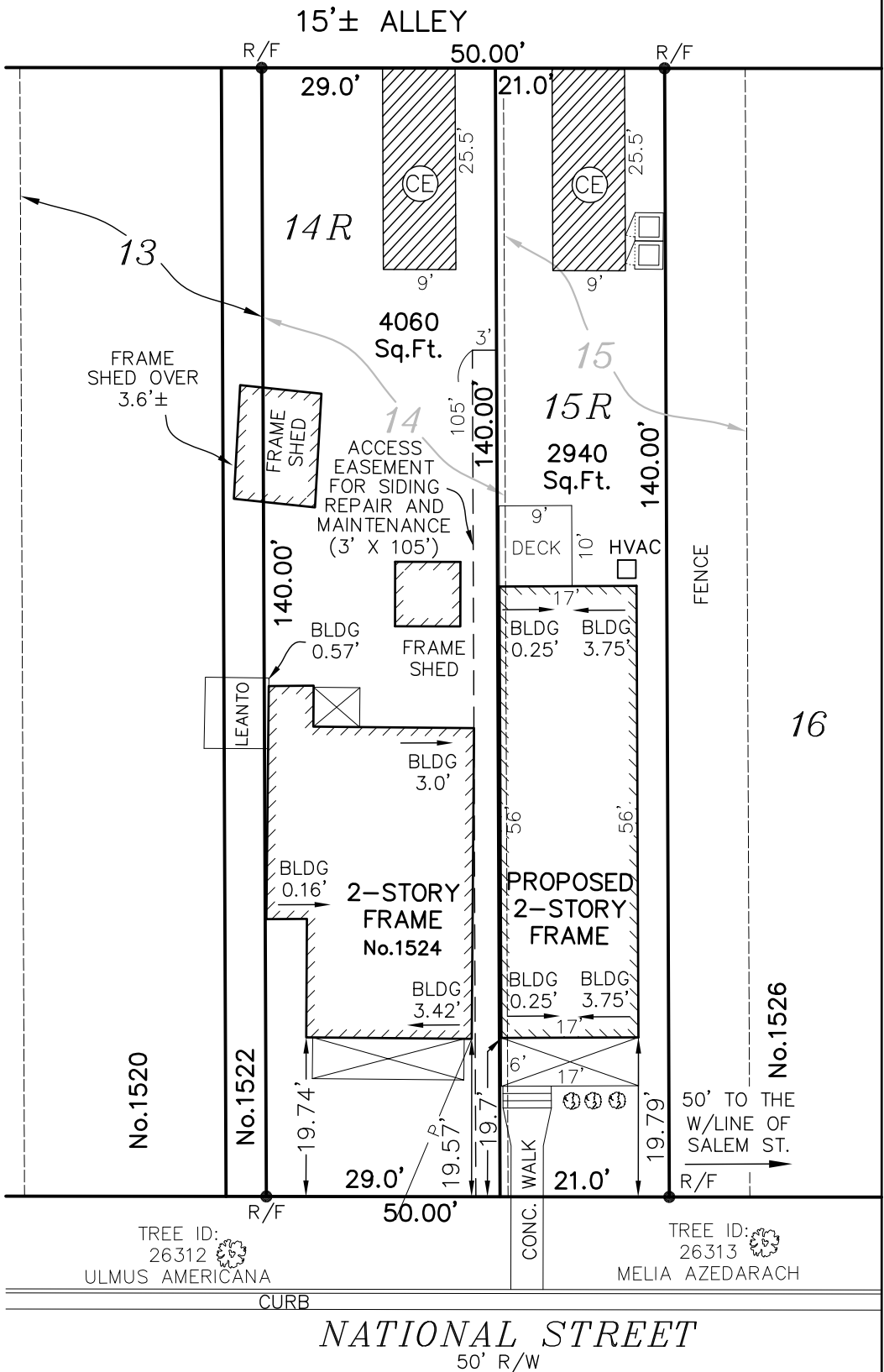
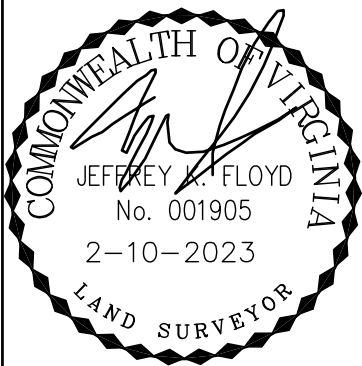
GRAVEL CONST. ENTRANCE & OFFSTREET PARKING SPACE



MULCH BED WITH LANDSCAPING



SUPER CANS WITH SCREENING < 5' TALL



NATIONAL STREET
50' R/W

SKETCH SHOWING THE DIVISION
OF No. 1524 NATIONAL STREET
IN THE CITY OF RICHMOND, VA.



Virginia Surveys
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CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 2-10-2023

DATE: 1-4-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 220915333



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

Special Use Permit

LOCATION: 1524 National Street

APPLICANT: One Watchtower LLC, represented by Baker Development Services

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1524 National Street for the purpose of a single family detached dwelling, upon certain terms and conditions.

For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

