



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: 2519 Hermitage Road & 1613 Rhoamiller St Date: 12/20/23

Parcel I.D. #: N0001296001, N0001296006 Fee: _____

Total area of affected site in acres: 1.865

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

Zoning

Current Zoning: B-7

Richmond 300 Land Use Designation: Industrial Mixed-Use

Proposed Use

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

Addition of an exterior fenced dog recreation area adjacent to the alley at the rear of the Property.

Existing Use: Light Industrial - kennel/humane center/animal shelter

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: RICHMOND SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

If Business Entity, name and title of authorized signee: Tamsen H. Kingry, CEO

(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: 2519 Hermitage Road

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 521-1322 Fax: (804) 521-0540

Email: tkingry@richmondspca.org

Property Owner Signature:  , CEO

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

December 27th, 2023

Revised: January 10th, 2024

Special Use Permit Request

2519 Hermitage Road & 1613 Rhoadmiller Street, Richmond, Virginia

Map Reference Number: N000-1296/001 & N000-1296/006

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

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 2519 Hermitage Road and 1613 Rhoadmiller Street (the "Property"). The SUP would authorize the construction of a new fenced dog recreation area located at the rear of the Property. While kennels operated in conjunction with pet shops, veterinary clinics, and animal hospitals are permitted by the underlying B-7 Mixed-Use Business zoning district, they are required to be located within enclosed and air-conditioned buildings, and therefore, a SUP is required for an outdoor fenced recreation area. No changes are proposed to the existing structures on the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southwestern corner of the intersection of Hermitage Road and Rhoadmiller Street and is referenced by the City Assessor as tax parcels N000-1296/001 and N000-1296/006. The two parcels have a total of roughly 316 feet of frontage along Rhoadmiller Street and 261 feet of frontage along Hermitage Road and contain approximately 81,372 square feet of lot area. The Property is currently occupied by the SPCA who utilize the building as a humane center and animal shelter. The rear of the Property is accessible by an east-west alley.



The properties in the area contain a range of uses and forms. Properties along Rhoadmiller Street are generally occupied with warehouse and light industrial uses. To the south of the Property,

along Overbrook Road, are several large apartment buildings. To the northeast lies property owned by the City of Richmond and Virginia Commonwealth University which is part of the City's "Diamond District" redevelopment area.

EXISTING ZONING

The Property and those located nearby are zoned B-7 Mixed-Use Business. To the east of Hermitage Road lay parcels zoned TOD-1 Transit Oriented Nodal and to the south along Overbrook Road are four parcels zoned B-5 Central Business.

TRANSPORTATION

Located adjacent to the Property along Hermitage Road is the Hermitage and Rhoadmiller bus stop which serves the #14 bus line. The Pulse bus rapid transit (BRT) can be accessed by the #14 line or by a .7 mile (roughly 15 minute) walk to the Allison Street BRT station on Broad Street.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Industrial Mixed-Use" for the Property. This land use category is described as "formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions." The Master Plan suggests this future land use designation allow for a "mix of building types" that encourage more individuals to live, work, and play in the area.

Hermitage Road is designated as "Major Mixed-Use Streets" which are describe by the Richmond 300 plans as being streets which "carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas."

Proposal

PROJECT SUMMARY

The proposed development includes the enclosure of part of the asphalt parking area at the rear of the Property with a brick curb wall and fence and the development of the enclosed area as a daytime recreation area for the animals living within the shelter. Twenty parking spaces will be provided off the existing alley.

PURPOSE OF REQUEST

The subject Property is currently occupied with a humane center and animal shelter operated by the SPCA as permitted by the B-7 zoning regulations. The proposed fenced dog recreation area at the rear of the existing structure requires a SUP as the B-7 regulations require that "all facilities be located within completely enclosed and air-conditioned buildings which are soundproof to the extent that sounds produced by animals are not audible outside the buildings." In all other respects the proposed enclosure will meet the underlying zoning.

PROJECT DETAILS

The applicant is proposing to enclose and improve a portion of the asphalt parking area at the rear of the existing building. The proposed improvements would permit the dogs residing in the shelter to recreate outside in a fenced area which includes a dog run area which would be shaded from the sun. The proposed recreation area would be fenced with a brick curb wall and fence. Twenty off-street parking spaces, accessible from the rear alley, would be provided for the use of SPCA patrons and staff.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 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 related to the proposed SUP and the proposed off-street parking will result in 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.

- *Interfere with adequate light and air.*

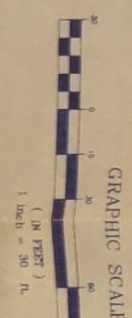
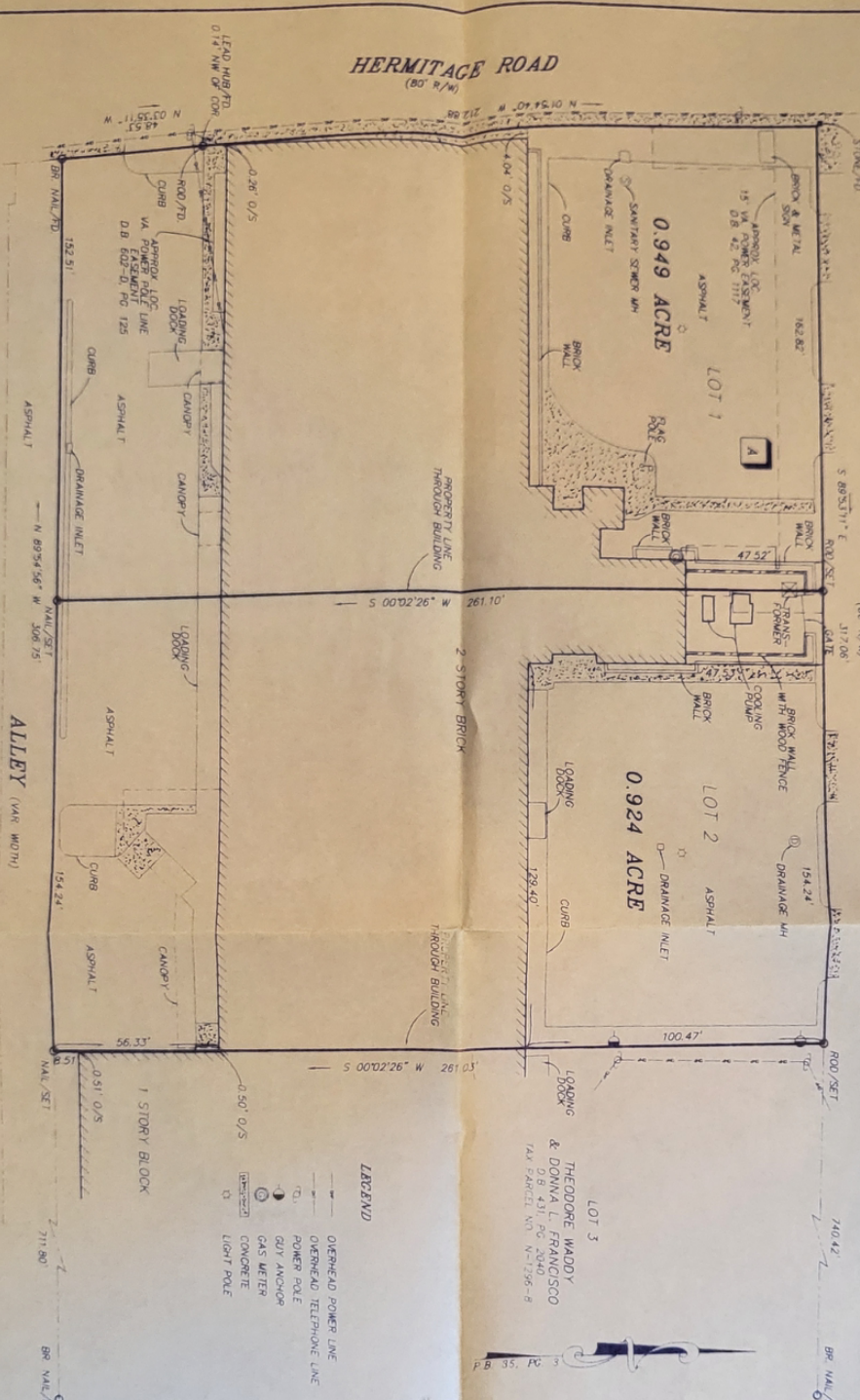
The proposed development will not interfere with adequate light and air available to the subject and adjacent properties.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed new fenced dog recreation area located at the rear of the Property. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property for its current use without affecting the nearby buildings. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed.

HERMITAGE ROAD
(80' R/W)

RHOADMILLER STREET
(60' R/W)



LEGEND

- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- POWER POLE
- GAS METER
- GUY ANCHOR
- CONCRETE
- LIGHT POLE

THIS IS TO CERTIFY THAT ON 10-27-99 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. I HAVE FOUND NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS THAT WOULD AFFECT THE SURVEY. I HAVE ALSO FOUND NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS THAT WOULD AFFECT THE SURVEY. I HAVE ALSO FOUND NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS THAT WOULD AFFECT THE SURVEY.



PLAT SHOWING
LOTS 1 & 2, BLOCK A, PARCEL 1
HERMITAGE ROAD PARK
CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 30'
DATE: 10-27-99
JN: 18868-61

LOT 3
THEODORE MADDOY & DONNA L. FRANSISCO
TAX PARCEL NO. N-1796-B

NOTES

- 1) OWNER REFERENCE & TAX PARCEL NO.: RICHMOND MEMORIAL HOSPITAL
- 2) THIS PARCEL IS 14-1286-1 & 6, 14-1286-2, 14-1286-3, 14-1286-4, 14-1286-5, 14-1286-6, 14-1286-7, 14-1286-8, 14-1286-9, 14-1286-10, 14-1286-11, 14-1286-12, 14-1286-13, 14-1286-14, 14-1286-15, 14-1286-16, 14-1286-17, 14-1286-18, 14-1286-19, 14-1286-20, 14-1286-21, 14-1286-22, 14-1286-23, 14-1286-24, 14-1286-25, 14-1286-26, 14-1286-27, 14-1286-28, 14-1286-29, 14-1286-30, 14-1286-31, 14-1286-32, 14-1286-33, 14-1286-34, 14-1286-35, 14-1286-36, 14-1286-37, 14-1286-38, 14-1286-39, 14-1286-40, 14-1286-41, 14-1286-42, 14-1286-43, 14-1286-44, 14-1286-45, 14-1286-46, 14-1286-47, 14-1286-48, 14-1286-49, 14-1286-50, 14-1286-51, 14-1286-52, 14-1286-53, 14-1286-54, 14-1286-55, 14-1286-56, 14-1286-57, 14-1286-58, 14-1286-59, 14-1286-60, 14-1286-61, 14-1286-62, 14-1286-63, 14-1286-64, 14-1286-65, 14-1286-66, 14-1286-67, 14-1286-68, 14-1286-69, 14-1286-70, 14-1286-71, 14-1286-72, 14-1286-73, 14-1286-74, 14-1286-75, 14-1286-76, 14-1286-77, 14-1286-78, 14-1286-79, 14-1286-80, 14-1286-81, 14-1286-82, 14-1286-83, 14-1286-84, 14-1286-85, 14-1286-86, 14-1286-87, 14-1286-88, 14-1286-89, 14-1286-90, 14-1286-91, 14-1286-92, 14-1286-93, 14-1286-94, 14-1286-95, 14-1286-96, 14-1286-97, 14-1286-98, 14-1286-99, 14-1286-100.
- 3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION DATED OCTOBER 4, 1999 AT NO. 46735.
- 4) EXCEPTIONS #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100.
- 5) EXCEPTIONS #10, & #12 ITEMS A-1, 1, OF THE ABOVE REFERENCED TITLE COMMITMENT MAY APPLY, BUT CANNOT BE SHOWN.
- 6) ALL EASEMENTS THAT WERE ADDRESSED WERE THOSE SUPPLIED BY THE ABOVE REFERENCED TITLE COMMITMENT.
- 7) DURING THE PROCESS OF THIS PROJECT, PERMITS, SURVEY INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE ENCUMBRANCES.

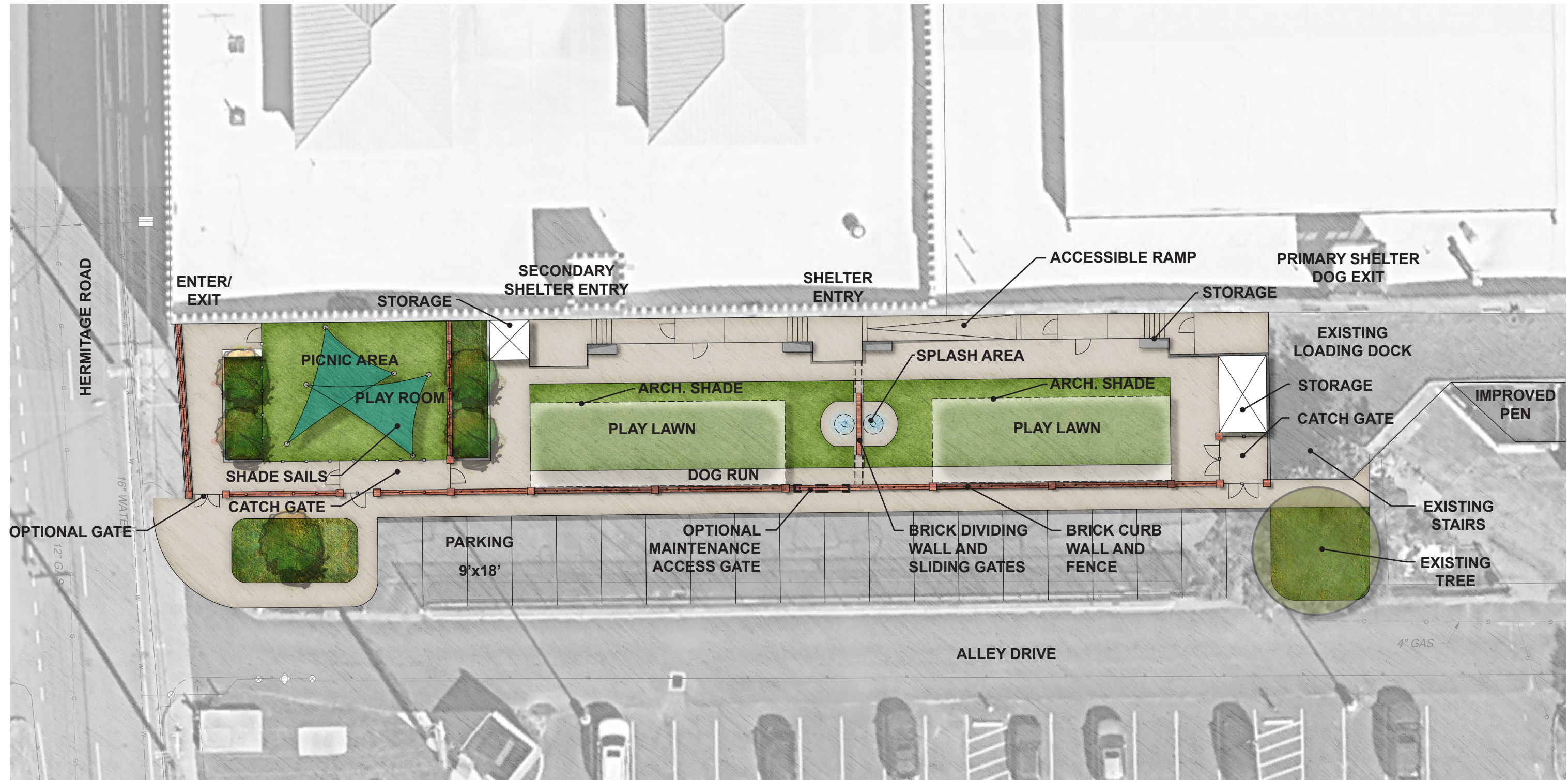
ACREAGE SUMMARY

LOT 1 - 0.949 ACRE
LOT 2 - 0.924 ACRE
TOTAL - 1.873 ACRES

TIMMONS
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS

701 N. COURTHOUSE ROAD RICHMOND, VA 23266-6280 PHONE: (804) 794-9900 FAX: (804) 794-7530	1501 E. MAIN STREET RICHMOND, VA 23261-3000 PHONE: (804) 794-7530 FAX: (804) 794-7530	4411 OUNDBONE BLVD. PRINCE GEORGE, VA 23075-1405 PHONE: (804) 448-3770 FAX: (804) 791-0788	1511 E. MAIN STREET RICHMOND, VA 23261-3000 PHONE: (804) 794-9900 FAX: (804) 794-7530	10108 BROOKLAWN AVENUE FREDERICKSBURG, VA 22406 PHONE: (804) 891-4010 FAX: (804) 891-4460	830 EAST HUNTERS STREET SPOKESVILLE, MT 59718, BOX 1 PHONE: (406) 998-2098 FAX: (406) 998-8800
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Final Concept Design:





City of Richmond Department of Planning & Development Review

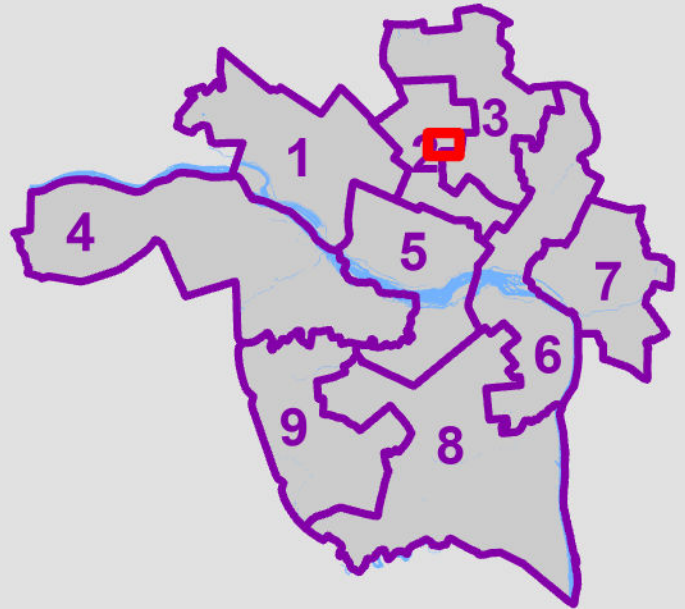
Special Use Permit

LOCATION: 2519 Hermitage Road

APPLICANT: Richmond SPCA
Represented by Baker Development Resources

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the properties known as 2519 Hermitage Road and 1613 Rhoadmiller Street for the purpose of an animal shelter, upon certain terms and conditions.



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

