



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

9/28/2021

Property Address: 3216 3rd Avenue Date: _____
 Tax Map #: N0001072001 Fee: 300
 Total area of affected site in acres: 0.225

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

Zoning

Current Zoning: R-6

Existing Use: one (1) two-family detached dwelling

Proposed Use

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

Existing Use: Four (4) single-family detached dwellings
 Existing Use: one (1) two-family detached dwellings

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Charlie Wilson

Company: Baker Development Resources
 Mailing Address: 530 E Main St, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 8225428 Fax: ()
 Email: charlie@bakerdevelopmentresources.com

Property Owner: Watchtower Homes and Construction

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

(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: (804) 4860386 Fax: ()
 Email: kyle@watchtowerllc.com

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

September 28th, 2021

Revised: February 25, 2022

Special Use Permit Request

3216 Third Avenue, Richmond, Virginia

Map Reference Number: N000-1072/001

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 3216 Third Avenue (the "Property"). The SUP would authorize the construction of four (4) single-family detached dwellings on the Property. While the single-family detached dwelling use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature and requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southwest corner of the intersection of Third Avenue and Pollock Street. The Property is referenced by the City Assessor as tax parcel N000-1072/001. The Property is 70' wide by 140' in depth and contains approximately 9,800 square feet of lot area. The Property is improved with a one-story framed 1,188 square-foot two-family detached dwelling that is in relative disrepair. The lot is relatively flat and is afforded access in the rear by means of a north-south alley.



The properties in the immediate vicinity are developed with a wide range of residential densities. The predominant use is single-family detached, but there are also a fair number of two-family detached dwellings and even some smaller multi-family buildings within a couple blocks of the Property.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the single-family detached dwelling use. The surrounding properties to the north, east, west, and south are also zoned R-6. It is worth mentioning that there is enough lot width and lot area to develop the Property with four (4) single-family attached dwellings on the Property while also providing the requisite amount of off-street parking.

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 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. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PURPOSE OF REQUEST

The Property is exceptionally large for the vicinity, consisting of two lots from the original Highland Park Subdivision. The Property has a lot width of 70', depth of 140', and contains approximately 9,800 square feet of lot area. With the Property having two frontages, the applicant would like to redevelop the Property with two single-family detached dwellings on the Third Avenue frontage and two single-family detached dwellings on the Pollock Street frontage. If these dwellings were attached, then this proposal could be achieved by-right. This would require a substantial portion of the Property to be used for parking, site access, and vehicle maneuverability.

However, the owner wishes to construct detached dwellings as they are more palatable for homeownership and also more consistent with the development character in the immediate vicinity. In order to create detached dwellings which better meet the needs of homebuyers in the neighborhood, the needed lot width and lot area for single-family detached dwellings in the R-6 district is not met. Furthermore, the front and side yard setbacks for the dwellings facing Pollock Street are not met. Therefore, a SUP is required in order to permit the proposed development. The proposal would meet all other applicable R-6 district requirements. As a result, this SUP is more about dwelling and site configuration than it is about density.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The four (4) single-family detached dwellings would each be two stories in height and of a traditional neighborhood design. The dwellings fronting 3rd Avenue would each contain three bedrooms and two-and-one-half bathrooms, totaling 1,618 square feet of finished floor area. The dwellings would have an open floor plan on the ground floor with kitchen and living area. The second floors would each contain three bedrooms—one of which being a master bedroom suite overlooking the unit's backyard.

The dwellings fronting Pollock Street would contain approximately 1,364 square feet of living area. They would contain a first-floor bedroom with en suite bath along with an open living/dining area and additional half bath. The second floor would contain two bedrooms with a jack-and-jill bathroom.

Usable outdoor space is provided for each single-family dwelling in the form of front porches and fenced rear yards and decks. The buildings would be clad in quality building materials including cementitious lap siding in order to ensure durability. To add a sense of variety, the exterior colors of each dwelling will vary. The proposed buildings' massing and architectural styles were designed in order to remain consistent with other dwellings found in the vicinity.

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 and the provision of five off-street parking spaces for the new dwelling units will create no congestion on streets, roads, alleys or any other public right of way. Having two frontages will maximize the utilization of on-street parking for use of future residents and their visitors. Furthermore,

the Property lies within walking distance to two bus routes: the "3" routes, which operates at 15-minute intervals and connects the Property to Jackson Ward, Downtown, VCU, Manchester, and greater Southside; and the "20" route, which operates at 30-minute intervals and runs an "orbital" route to connect the Property to Brookland Park Boulevard, Scott's Addition, the Museum District, Carytown, Westover Hills, and Southside Plaza. As such, the SUP will not create 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. The same density could be achieved on the Property by-right if utilizing attached dwellings.

- ***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. More importantly, the proposed massing is largely consistent with the underlying R-6 zoning district requirements. 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 dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality residential development. The request offers compatibility with the City's Master Plan in terms of use and is consistent with the density otherwise permitted by the underlying zoning regulations while having a more desirable layout. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.