

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/LocationProperty Address: 1301 N 27th Street Date: _____Parcel I.D. #: E0000622016 Fee: \$300Total area of affected site in acres: 0.104(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-6Richmond 300 Land Use Designation: Neighborhood Mixed-Use**Proposed Use**

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

Lot division and construction of one new single-family detached dwellingExisting Use: Single-family dwelling

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 BakerCompany: Baker Development ResourcesMailing Address: 530 East Main Street, Suite 730City: Richmond State: VA Zip Code: 23219Telephone: (864) 377-9140 Fax: ()Email: will@bakerdevelopmentresources.com**Property Owner:** POWELL, BRANDON J

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: 1301 N 27TH STCity: RICHMOND State: VA Zip Code: 23223Telephone: () Fax: ()

Email: _____

DocuSigned by:

Property Owner Signature:Brandon Powell

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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

March 19th, 2024

*Special Use Permit Request
1301 N 27th Street, Richmond, Virginia
Map Reference Number: E000-0622/016*

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

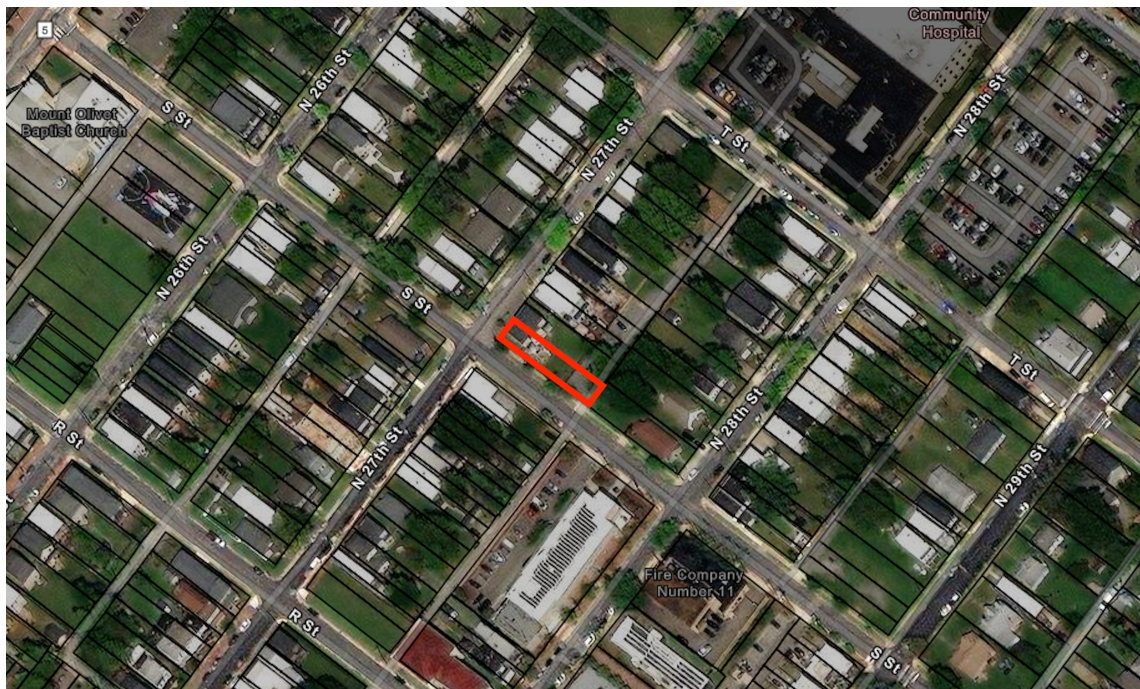
Introduction

The property owner is requesting a special use permit (the "SUP") for 1301 North 27th Street (the "Property"). The SUP would authorize the division of the lot and the construction of a new single-family detached dwelling, fronting S Street. While the single-family use is permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast corner of the intersection of North 27th and S Streets. The Property is referenced by the City Assessor as tax parcel E000-0622/016. The Property is roughly 32' wide by 140' in depth and contains approximately 4,526 square feet of lot area. The Property is improved with a two-story frame dwelling fronting N 27th Street that includes 1,210 square feet of finished floor area and is currently occupied by the Property owner. The lot is relatively flat and is afforded access in the rear by means of an informal north-south alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single- and two-family attached and detached dwellings occupy many of the developed, residential lots though medium and large mixed-use structures can be found in the area as well. Religious, institutional, and medical uses can also be found within a two-block radius.

EXISTING ZONING

The Property and those nearby are zoned R-6 Single-Family Attached, which generally permits the proposed single-family detached use. The properties immediately to the south across S Street are zoned R-63 Multifamily Urban Residential and to the southeast along lies a M-1 Light Industrial District which houses the City of Richmond's Fire Station #11.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

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:

- 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 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.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the lot and the construction of a new single-family detached dwelling, fronting S Street, on the Property

PURPOSE OF REQUEST

The Property is located at the corner of N 27th and S Streets and is currently occupied with a single-family attached dwelling. The Property has 32.33 feet of frontage along N 27th Street and 140 feet of frontage along S Street containing a total of 4,526.1 square feet of lot area. The applicant is proposing to divide the lot and construct a new, single-family detached dwelling fronting S Street. While the R-6 district permits the proposed use, like most properties in the block the, the lot width and area requirements are not met and therefore a SUP is required. Furthermore, due to the narrow nature of the lot, the front and rear yard setbacks are not met for the proposed dwelling.

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. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The development would include the division of the Property and construction of a new, single-family detached dwelling fronting S Street. The existing dwelling would be located on a lot which would be 65 feet deep and contain 2,101.5 square feet of lot area. The proposed dwelling would be located on a lot which would be 75 feet in width along S Street and contain 2,424.8 square feet of lot area.

The proposed single-family dwelling would be three-stories in height and of a traditional design. The exterior would reflect the historic homes in the area with a two-story front porch, gabled roof with dormer windows, cementitious lap siding, and a brick chimney. The interior of the dwelling would include 4 bedrooms and 3.5 bathrooms in 2,590 square feet of finished floor area. The first floor would consist of an open kitchen and living area as well as a small office. The second floor would include the primary bedroom with walk-in closet and en suite bath as well as a smaller second bedroom. Finally, the third floor would consist of two bedrooms which share a jack-and-jill bathroom. The dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability.

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 by one new dwelling unit 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 dwelling is 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 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 contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
Construction of one new single-family detached dwelling.
2. What is the height of the building(s)? How many stories?
Three (3) stories.
3. Is there an accessory parking garage or parking garage levels?***No***
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is accessible by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is accessible by public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is accessible by public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is accessible by public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

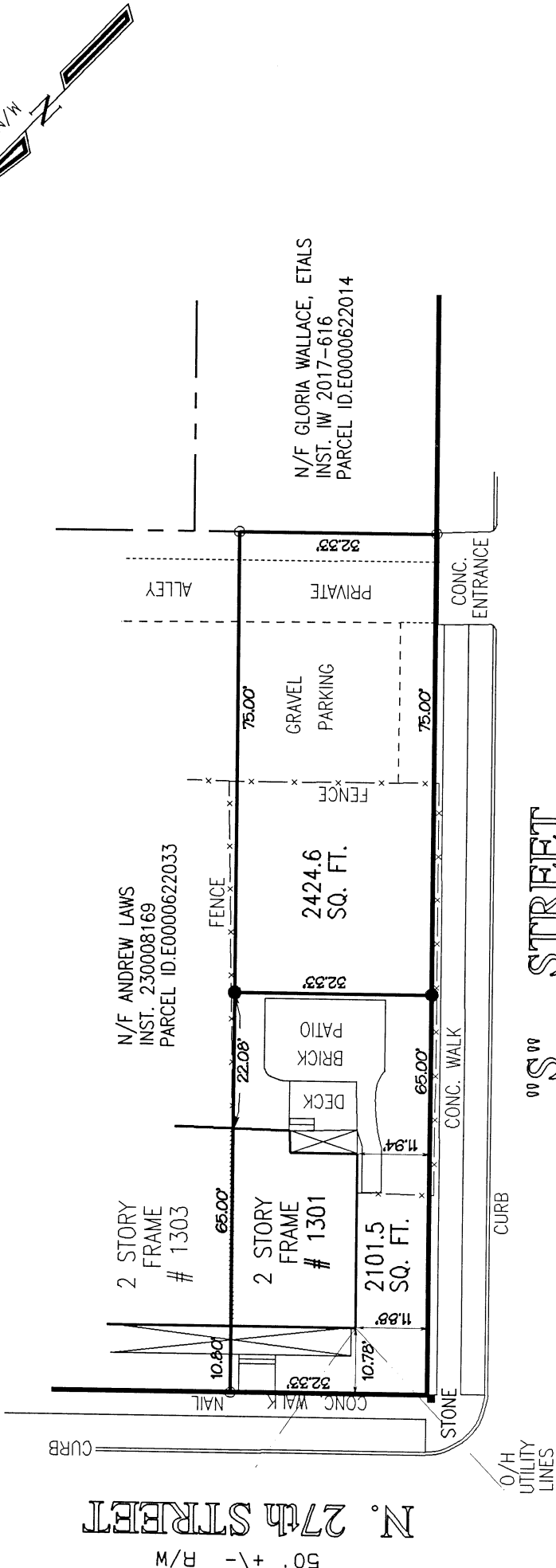
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, The owner is not currently aware of any environmental concerns.

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS,CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): BRANDON J. POWELL INST. 150009324 PARCEL ID E0000622016



(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS AND PROPOSED DIVISION OF

No.1301 N. 27th STREET IN THE

CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'



THIS IS TO CERTIFY THAT ON NOVEMBER 3, 2023, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

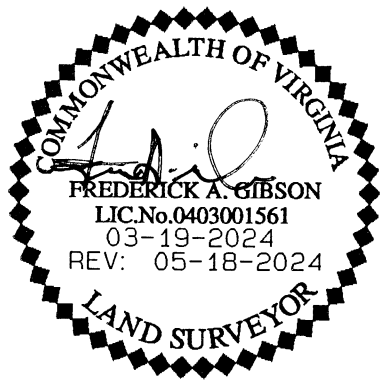
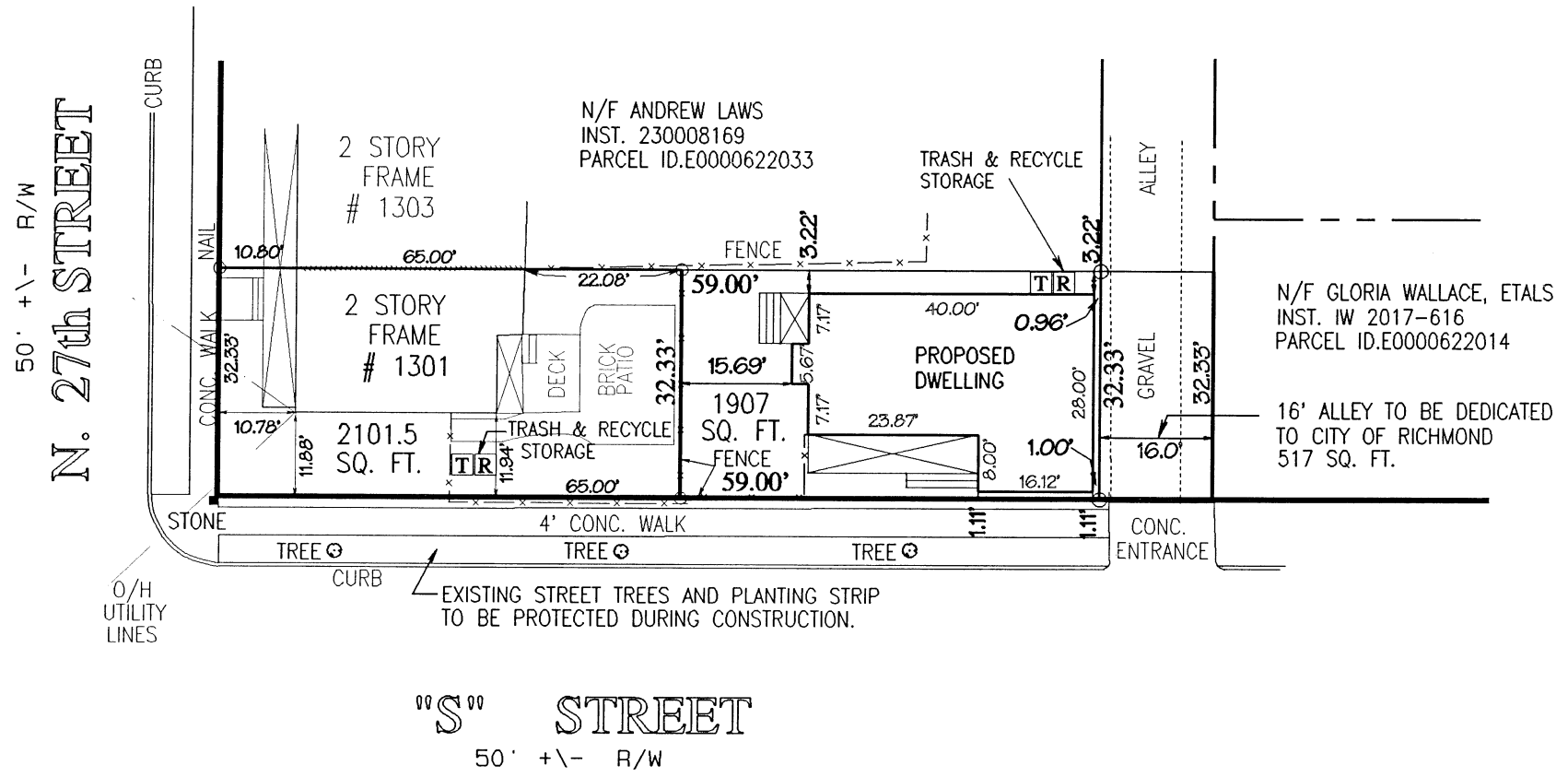
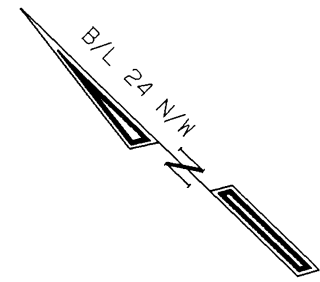
FREDERICK A. GIBSON
& ASSOCIATES, P.C.
LAND SURVEYORS
2361 JUDES FERRY ROAD
POWHATAN, VIRGINIA 23139
PHONE 804 378-4485

LEGEND

○ = IRON ROD FOUND
● = IRON ROD SET
UNLESS OTHERWISE NOTED

PROJECT # 2310-14 D

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
CURRENT OWNER(S): BRANDON J. POWELL INST. 150009324 PARCEL ID E0000622016



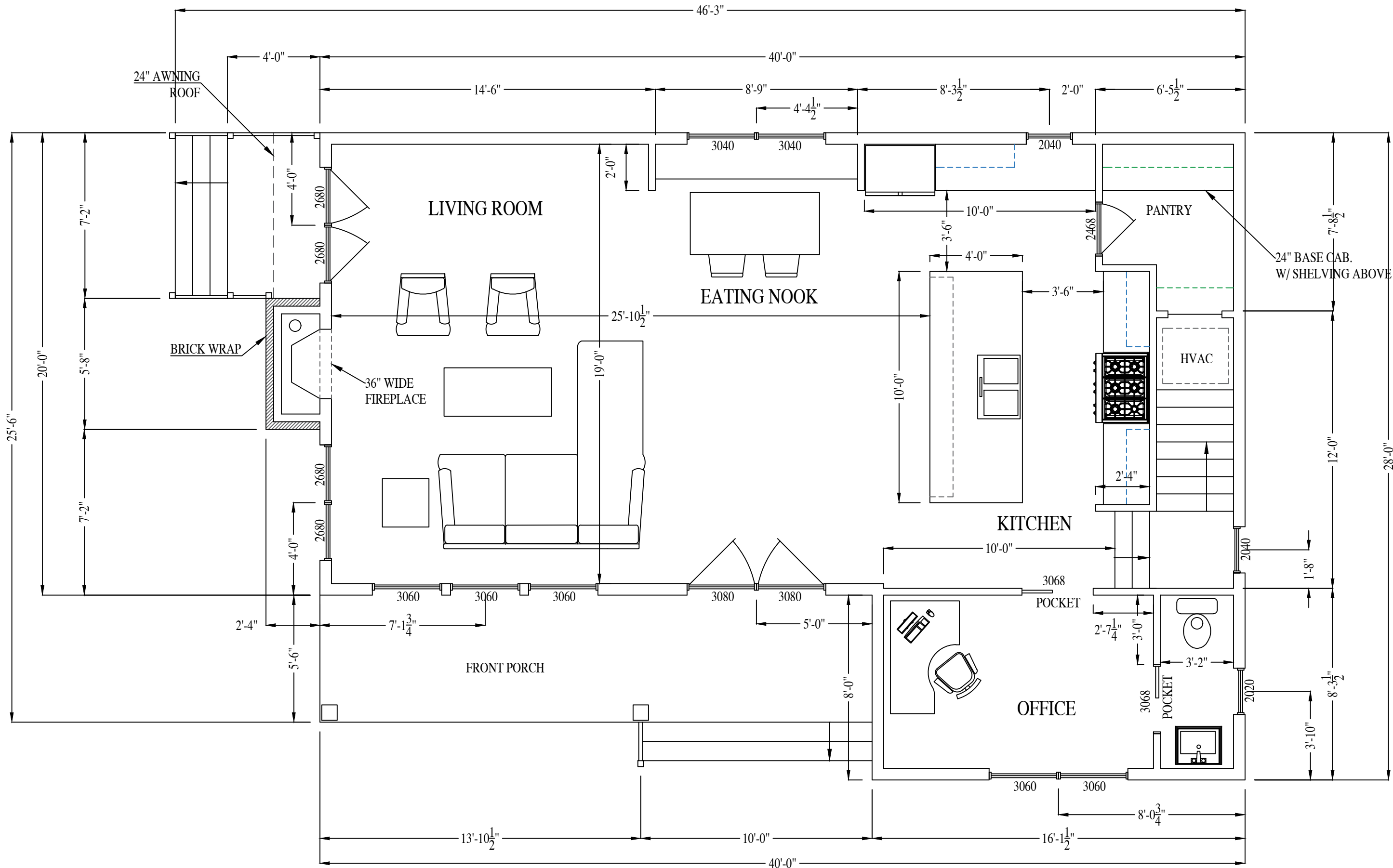
PLAT SHOWING PROPOSED DIVISION,
ALLEY DEDICATION
& PROPOSED IMPROVEMENTS AT
No. 1301 N. 27th STREET IN THE
CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

FREDERICK A. GIBSON
& ASSOCIATES, P.C.
LAND SURVEYORS
2361 JUDES FERRY ROAD
POWHATAN, VIRGINIA 23139
PHONE 804 378-4485

PROJECT # 2310-14 SUP

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FIRST FLOOR PLAN

1ST FL. HEATED S.F. 929

POWELL - "S" ST. PROJECT

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

SCALE:

1/4" = 1'-0"

DATE:

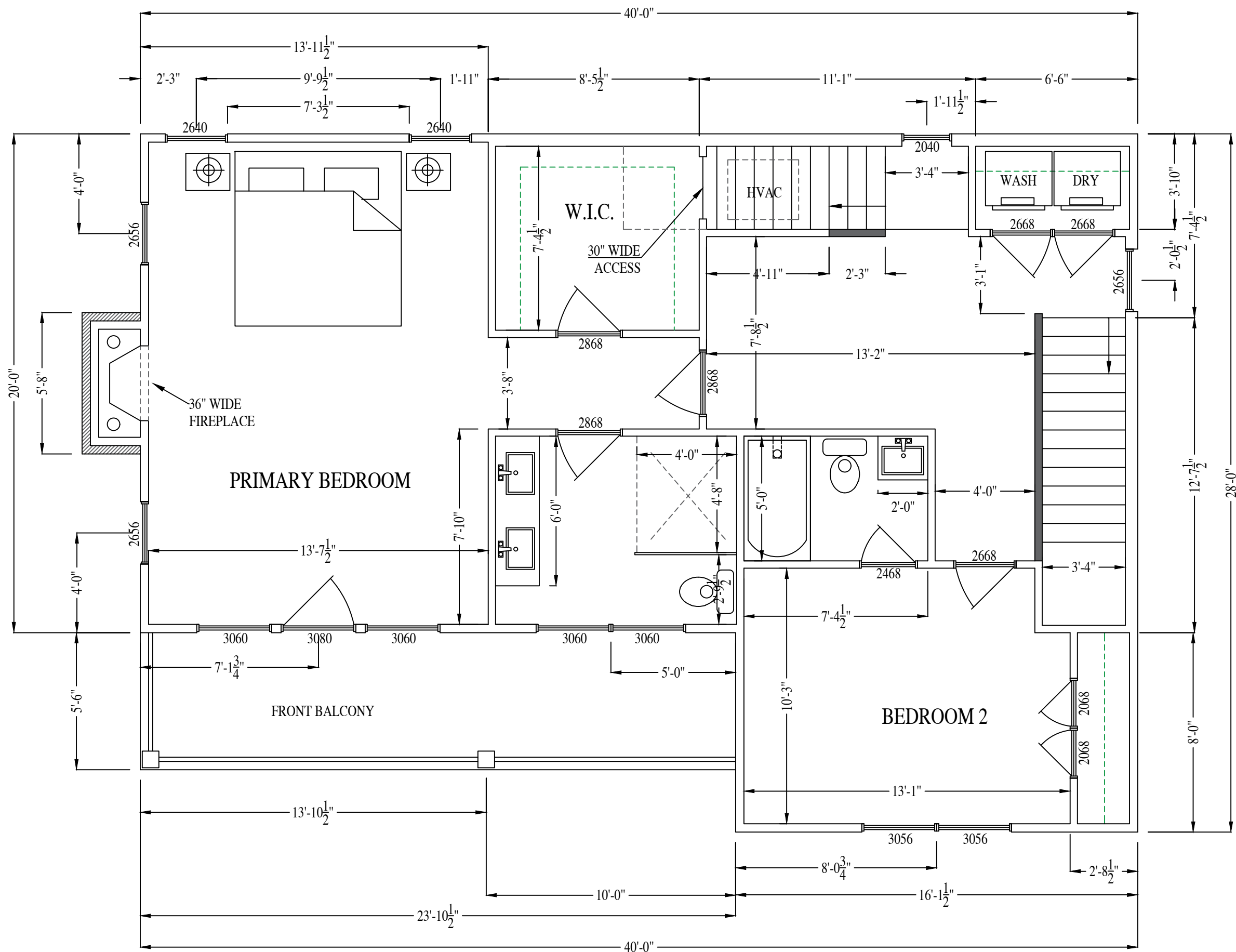
3-01-2024

SHEET:

A1.1



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SECOND FLOOR PLAN

2ND FL. HEATED S.F. 929

POWELL - "S" ST. PROJECT

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

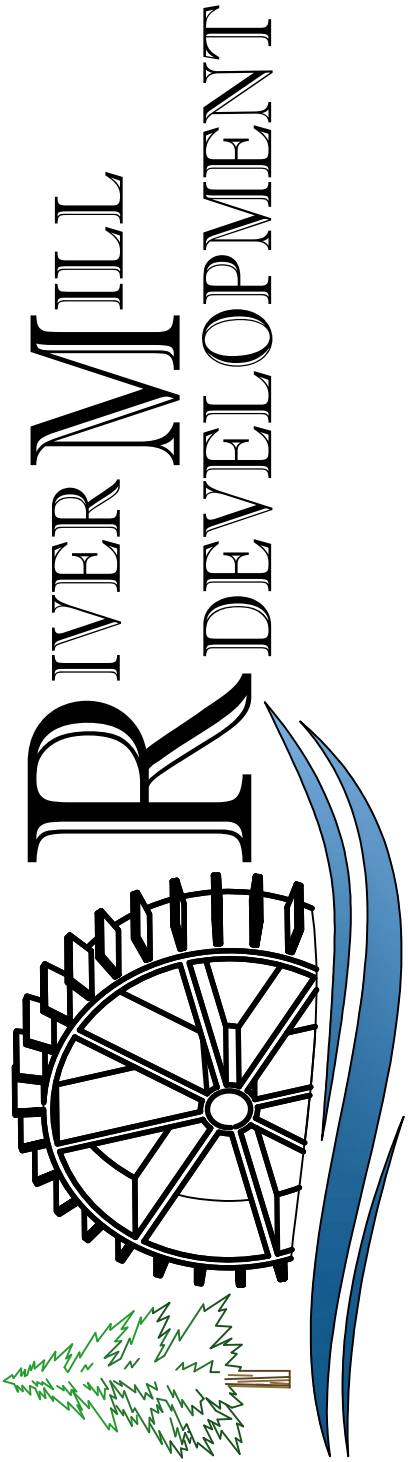
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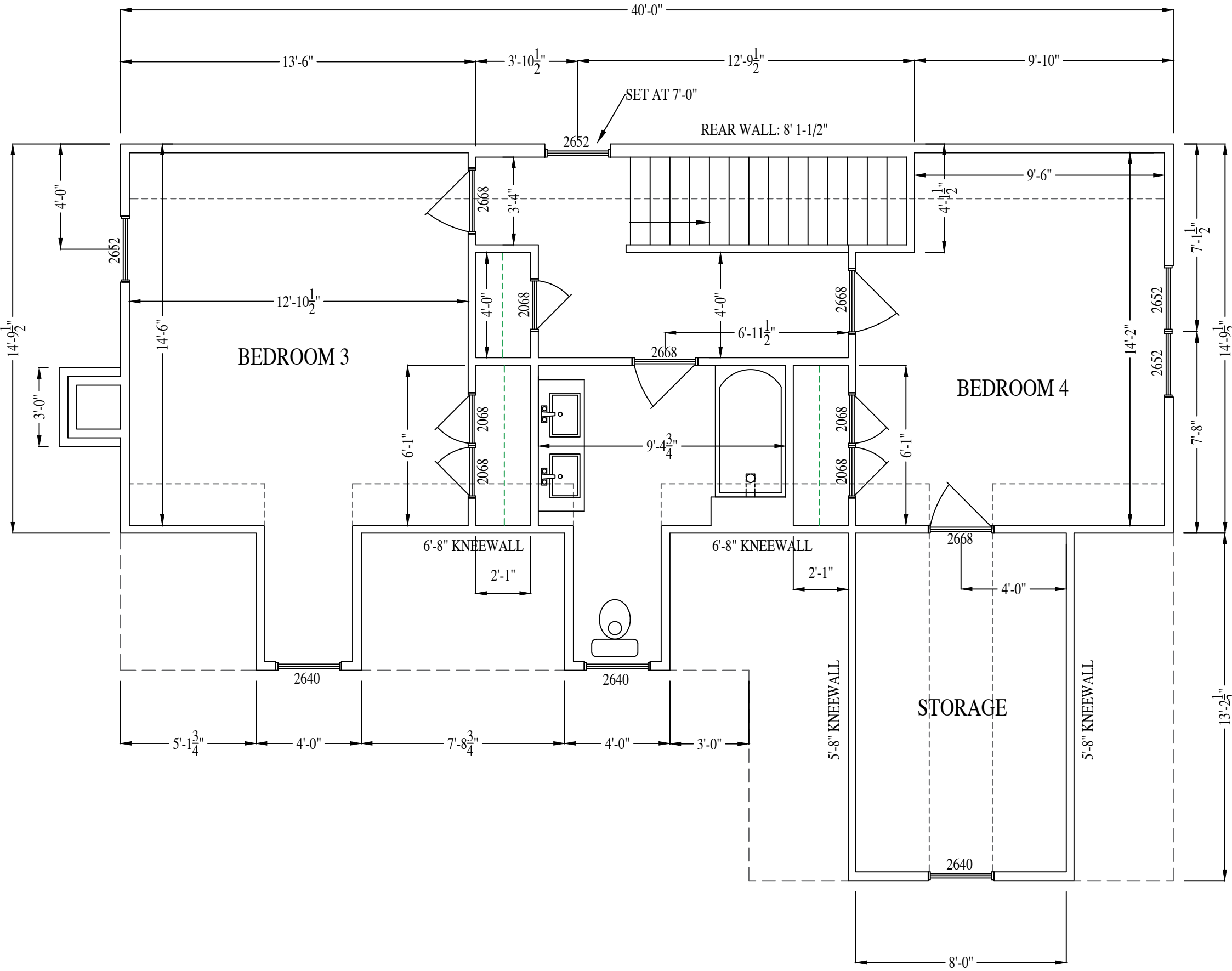
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1/4" = 1'-0"

DATE:
3-01-2024

SHEET:
A1.2





THIRD FLOOR PLAN

3RD FL. HEATED S.F. 732

REVISION NOTES

DATE	START

SCALE:

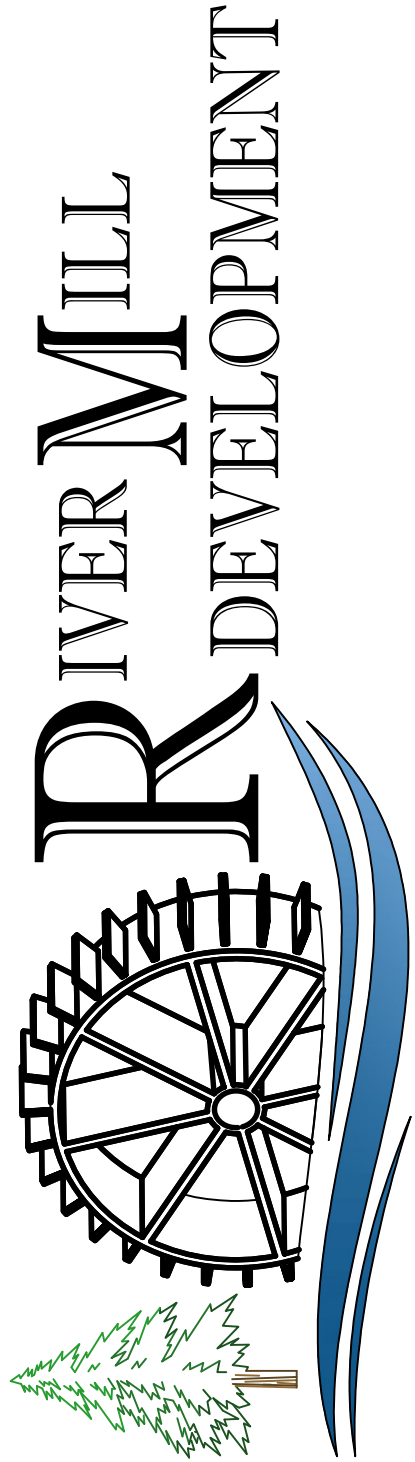
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DATE:

3-01-2024

SHEET:

A1.3





FRONT ELEVATION

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RIGHT ELEVATION

(FACING ALLEY)

POWELL - "S" ST. PROJECT

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PHONE: (434) 774-4535

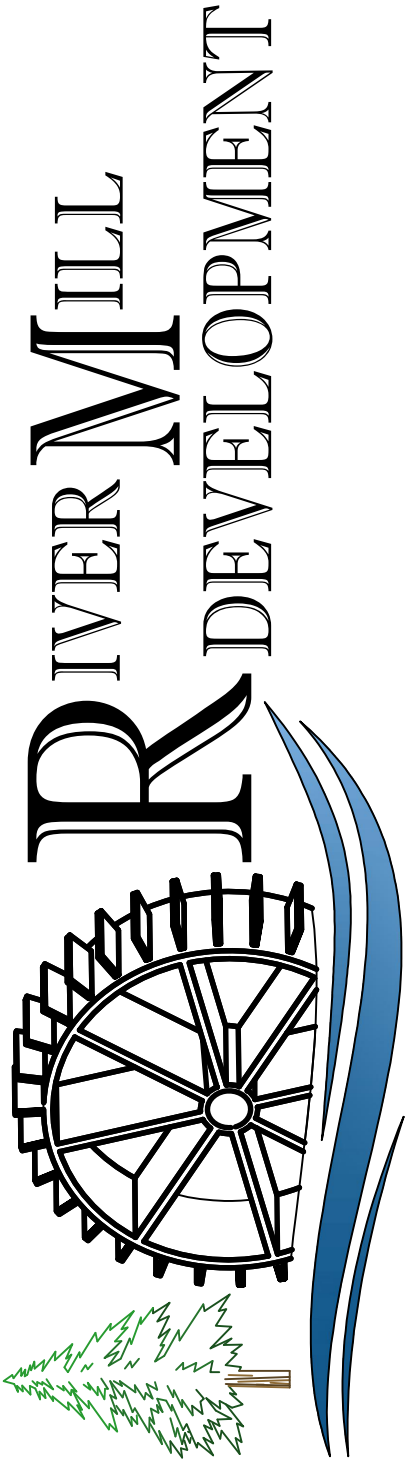
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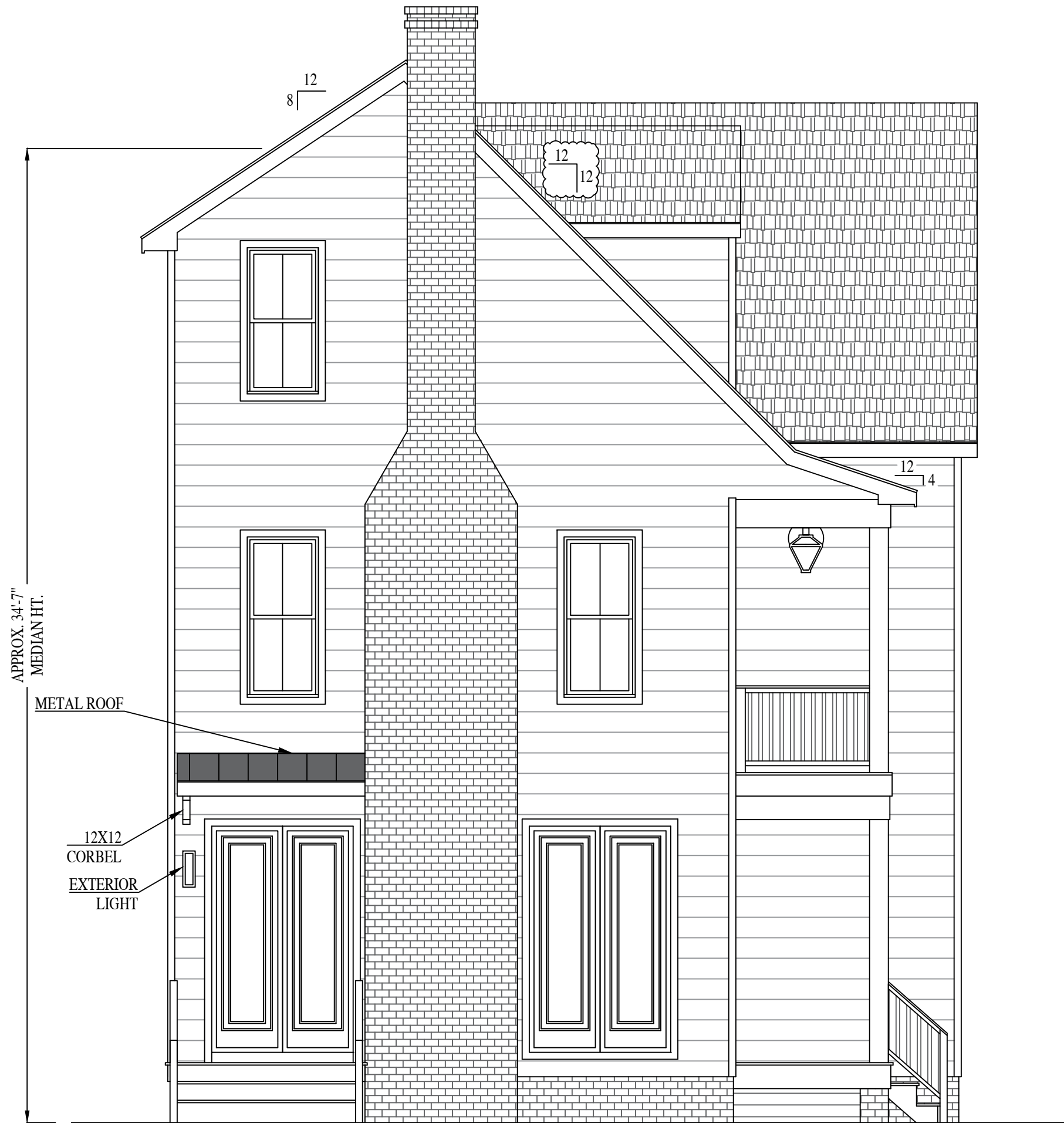
DATE	START

SCALE:
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DATE:
3-01-2024

SHEET:
A2.1





LEFT ELEVATION
(FACING YARD)

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REAR ELEVATION

POWELL - "S" ST. PROJECT

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

REVISION NOTES

DATE	START

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

DATE:
3-01-2024

SHEET:
A2.2

