

INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-227

To authorize the special use of the property known as 2906 5th Avenue for the purpose of a multifamily dwelling containing up to 52 dwelling units, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 2906 5th Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to 52 dwelling units, with off-street parking, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 12 2022 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2906 5th Avenue and identified as Tax Parcel No. N000-0923/001 in the 2022 records of the City Assessor, being more particularly shown on a plat entitled “Plat Showing Improvements on Lot 5-15, Block ‘D’, Plan of ‘Highland Park Addition’, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated May 6, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to 52 dwelling units, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2906 5th Ave, Richmond VA 23222,” prepared by ADO Architecture Design Office, and dated November 17, 2021, and hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 52 dwelling units, with off-street parking, substantially as shown on the Plans.

(b) No fewer than 52 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(f) No fewer than 16 covered bicycle spaces shall be provided, substantially as shown on the Plans.

(g) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of six new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

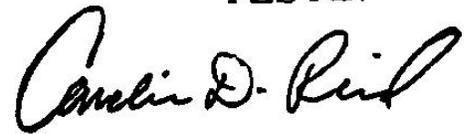
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

RECEIVED
By City Attorney's Office at 8:49 am, Jun 24, 2022

RECEIVED
By CAO Office at 1:28 pm, Jun 02, 2022

2022-156

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0222

O & R Request

DATE: May 27, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 2906 5th Avenue for the purpose of a multifamily dwelling containing up to 52 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2906 5th Avenue for the purpose of a multifamily dwelling containing up to 52 dwelling units, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for a multifamily building within an R-6 Single-Family Attached Residential District. The proposed use is not permitted within Section 30 412.1 of the City's Zoning Ordinance, regarding Permitted principal uses. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 18, 2022, meeting.

BACKGROUND: The property is located in the Highland Park Southern Tip neighborhood and is currently an unimproved 44,562 sq. ft. (1.02 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary uses: single-family houses, accessory dwelling units, and open space.

Secondary uses: duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.”
(54)

The property is also within the Six Points Node.

The current zoning for this property is R-6 Single-family attached residential. Adjacent properties are generally the same R-6 Zone with some UB-PE6 Urban Business Parking Exempt zones to the Northwest. The surrounding land uses include primarily residential with some commercial and institutional uses present in the vicinity. The density of the proposed multifamily building is approximately 52 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 18, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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: 2906 Fifth Avenue Date: _____

Tax Map #: N0000923001 Fee: \$2,400

Total area of affected site in acres: 1.023

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

Zoning

Current Zoning: R-6

Existing Use: vacant land

Proposed Use

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

Fifty-two (52) multifamily dwelling units

Existing Use: vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker / Charlie Wilson

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 822-5428 Fax: ()

Email: markbaker@bakerdevelopmentresources.com / charlie@bakerdevelopmentresources.com

Property Owner: Clean Livin LLC

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: 13278 Depot Road

City: Hanover State: VA Zip Code: 23069

Telephone: (804) 371-9392 Fax: ()

Email: danielp@widespreadsolutions.net

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

December 2nd, 2021

*Special Use Permit Request
2906 Fifth Avenue, Richmond, Virginia
Map Reference Number: N-000-0923/001*

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

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 2906 Fifth Avenue (the "Property"). The SUP would authorize the construction of a 52-unit multifamily dwelling along with accessory uses.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern side of East Brookland Park Boulevard at its intersection with Rady Street, and is referenced by the City Assessor with a tax parcel number of N000-0923/001. The Property also has frontage on Fifth Avenue. However, the subject block of Fifth Avenue is an unimproved right of way with significant topography and undisturbed foliage. The Property's improved street frontage is located at the intersection of East Brookland Park Boulevard and Rady Street. The Property includes approximately 1.023 acres (44,562 square feet) of land area according to records of the City Assessor, and is depicted below in Figure 1.



Figure 1: Property (in green) relative to Six Points neighborhood.

The Property consists of Lots 5 through 15 of Block "D" of the original "Highland Park Addition" subdivision. These original subdivision lots are arranged according to the historic lot pattern in the vicinity, where homes generally front onto the north-south avenues and commercial/institutional

structures front onto East Brookland Park Boulevard or Rady Street. However, Fifth Avenue has never been improved and, as a result, the lots were never developed according to that lot pattern.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits single- and two-family dwellings, but does not permit multi-family dwellings. The Property abuts properties zoned UB Urban Business PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay district, which permits multifamily use subject to certain feature requirements. Properties to the East, across Fifth Avenue and Rady Street, are zoned I-Institutional district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. This future land use designation allows for a variety of housing types of varying densities. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Multifamily dwellings (3-10 units) are contemplated as a secondary use, however that unit count suggestion likely does not contemplate properties comprised of more than one acre and minimal improved frontage—as is the case with the Property.

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 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- 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.

In addition, and in reference to some of the above items, the Property also lies within the Six Points Neighborhood Node, which is described by the Master Plan as being “[a] local crossroads typically within, or next to, larger residential areas that offers goods and services to nearby residents, employees, and visitors.” Nodes are generally places in Richmond that, per the Master Plan, should “accommodate additional growth in jobs and population,” (p. 24).

Proposal

PURPOSE OF REQUEST

The SUP would authorize the construction of a 52-unit multifamily dwelling. The R-6 zoning does not permit the proposed use. Therefore, a SUP is required.

PROJECT DETAILS

The proposal consists of a high-quality multifamily residential development and associated amenities, including parking. Fifty-two (52) dwelling units are proposed, which would be accompanied by 52 off-street parking spaces.

Building and Site Design

In the surrounding Six Points neighborhood, larger buildings are not uncommon at significant intersections of north-south streets with Brookland Park Boulevard. These include the converted school building at 1221 East Brookland Park Boulevard, the church at 3001 Second Avenue, and the institutional buildings at 3001 Fifth Avenue, which all exist respectfully in the context of adjacent smaller-scale residential uses. The proposed building is designed to do the same.

The building would be three stories in height and would be sited with a shotgun configuration. The building would be “L-shaped”, with its longest façade facing the unimproved Fifth Street frontage where it would be visually screened by existing vegetation. The primary façade facing Rady Street would be articulated in order to address the diagonal property line along the frontage. As a result, the building would conform to the underlying R-6 district maximum height requirement of 35 feet and would have a varied street wall plane along the improved street frontage.

The building massing is intended to be human scale with landscaping, front porches and street-level unit entries along Rady Street. Building façade articulation and colors vary along the street wall plane in order to create interest. The building façade fenestration allows for adequate distribution of windows and architectural features in order to create visual appeal. Durable materials including fiber cement siding would create a lasting addition to the built environment.

The site layout responds to the existing natural and built environment. Fifth Avenue would remain in its unimproved and undisturbed condition and would be preserved as an amenity of sorts. A majority of dwelling units would have private balconies overlooking this area. The remaining units would have private balconies facing Rady Street.

The site has been carefully designed in order to ensure the provision of adequate parking while limiting its impact. Parking would be located to the rear of the building's Rady Frontage and would not be visible from the right-of-way. Access to the parking would be via an existing 20' north-south alley with 18 spaces configured perpendicular to the alley. The remaining 34 spaces would be below alley grade, accessed by ramp, and would lie partially beneath the proposed building.

Dwelling Units

The 52 dwelling units would be comprised of 35 one-bedroom, one-bathroom units and 17 two-bedroom, two-bathroom units. One-bedroom units would range in size from 663 to 821 square feet in floor area, and two-bedroom units would range between 886 and 915 square feet.

The dwelling units would be desirable in the market with modern, efficient and very livable layouts. The proposed layouts would provide for large open living areas and ample windows to allow for light and air. Kitchens are integrated into the living area as a part of the open design and are typically arranged with islands to allow for an eating area or additional working surface. Circulation in the units is handled within the living areas and the absence of hallways maximizes the usable floor area. The sense of space is extended further with the provision of exterior balconies for all 52 units. Bedrooms are large and are typically configured with walk-in closets.

Findings of Fact

The following are factors indicated 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 SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The Property is located at the intersection of two Major Mixed-Use Streets, which are defined by the Master Plan as having the capacity to "carry high volumes of vehicles, pedestrians, and bicycles through residential neighborhoods..." Relying upon the existing alley for primary access rather than introducing new entrances

onto Rady Street or East Brookland Park Boulevard would mitigate vehicular conflict. The limited traffic generation and the provision of off-street parking spaces at the most restrictive zoning standard for "number of spaces required" for dwellings would create no congestion on streets, roads, alleys or any other public right of way.

In addition, the Property is within one or two blocks of two different bus corridors, one of which (the "3" routes along Fourth Avenue) offers a high-frequency 15-minute service and the other (the "20" orbital route along East Brookland Park Boulevard) offers a 30-minute frequency. Because of that, the Property is within a 30-minute bus commute to Downtown, Manchester, VCU, Scott's Addition, the Fan, the Museum District, and Carytown.

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 SUP will not create hazard 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 SUP will not tend to over crowd the land or create an undue concentration of population. The project density is appropriate given the context of nearby commercial uses and recent special use permit approvals in the immediate vicinity.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.***

The SUP 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 adversely affected. The proposed building would be appropriately separated from nearby properties, and adhere to the 35-foot maximum height requirement otherwise applicable in the R-6 district, as well as other relevant setback requirements. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality multifamily residential development, including 52 dwelling units and 52 parking spaces. The proposal is an appropriate use of the Property given its unique context and adjacency to a commercial node. The SUP is needed in order to allow an efficient use of the Property while achieving compliance with many of the recommendations of the Richmond 300 Master Plan.



PROJECT DESCRIPTION
SPECIAL USE APPLICATION FOR CONSTRUCTION OF A NEW 3-STORY MULTI-FAMILY RESIDENTIAL STRUCTURE WITH 53 DWELLING UNITS.

CODE INFORMATION

APPLICABLE CODES: 2015 VIRGINIA CONSTRUCTION CODE

CONSTRUCTION TYPE: V-A

USE GROUP: R-2 [MULTIFAMILY RESIDENTIAL]

FIRE SUPPRESSION: FULLY SPRINKLERED PER NFPA 13R [SECTION 903.3.1.1]

ALLOWABLE BUILDING AREAS:

LEVEL	ACTUAL AREA [SF]	ALLOWABLE AREA [SF] [PER VCC TABLE 506.2]
1ST LEVEL	12,567 SF [ENCLOSED BUILDING AREA] + 3,840 SF [COVERED BY ENCLOSED.]	12,000 SF / LEVEL [2-HR FIRE WALL TO BE ESTABLISHED AS NECESSARY TO MEET BUILDING AREA REQUIREMENT]
2ND & 3RD LEVELS	16,542 SF	

ALLOWABLE BUILDING HEIGHTS:

ALLOWABLE # OF STORIES ABOVE GRADE [VCC TABLE 504.4]	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BLDG HEIGHT [FT] [VCC TABLE 504.3]	ACTUAL BUILDING HEIGHT [FT] [ABOVE GRADE PLANE]
4	3	60'	35'-40' DEPENDANT ON FINAL GRADE

ZONING INFORMATION

ZONING DISTRICT: R-6

ECONOMIC ZONES: N/A

PARCEL AREA: 1.023 ACRES [44,562 SF]

REQUIRED YARDS:

FRONT	REAR	SIDE	STREET SIDE
ALLOWED: ≥15'	≥5'	≥3'	≥3'
ACTUAL: REFER TO SITE PLAN ON THIS SHEET			

LOT COVERAGE: ALLOWED: ≤55% ACTUAL: ±37%

USABLE OPEN SPACE RATIO: N/A ±37.5% [16,928 SF OPEN SPACE / ...]

BUILDING HEIGHT: ≤35' 35'-40' DEPENDANT ON FINAL GRADE

PARKING SPACES: 52 [1 PER DWELLING UNIT] 53 SPACES

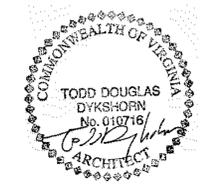
BICYCLE PARKING [LONG TERM]: 13 [1 SPACE FOR EVERY 4 DWELLING] 13 SPACES

BICYCLE PARKING [SHORT TERM]: 3 [2 SPACES FOR EVERY 50 DWELLING] 3 SPACES

VICINITY MAP

RESPONSE TO CITY OF RICHMOND REVIEW COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021

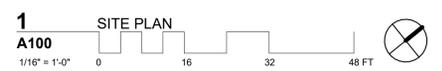


ARCHITECT
at ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212



DRAWING INDEX

SHEET NUMBER	SHEET NAME	SPECIAL USE PERMIT
3.5 ARCH		
A100	SITE PLAN	X
A101	FLOOR PLANS	X
A102	FLOOR PLANS	X
A201	ENLARGED FLOOR PLANS	X
A202	ENLARGED FLOOR PLANS	X
A301	EXTERIOR ELEVATIONS	X
A401	RENDER VIEWS	X
SHEET COUNT: 7		



2906 5TH AVE
Richmond, VA 23222
SITE PLAN

PROJECT NUMBER
21-2906

A100

UNIT SCHEDULE

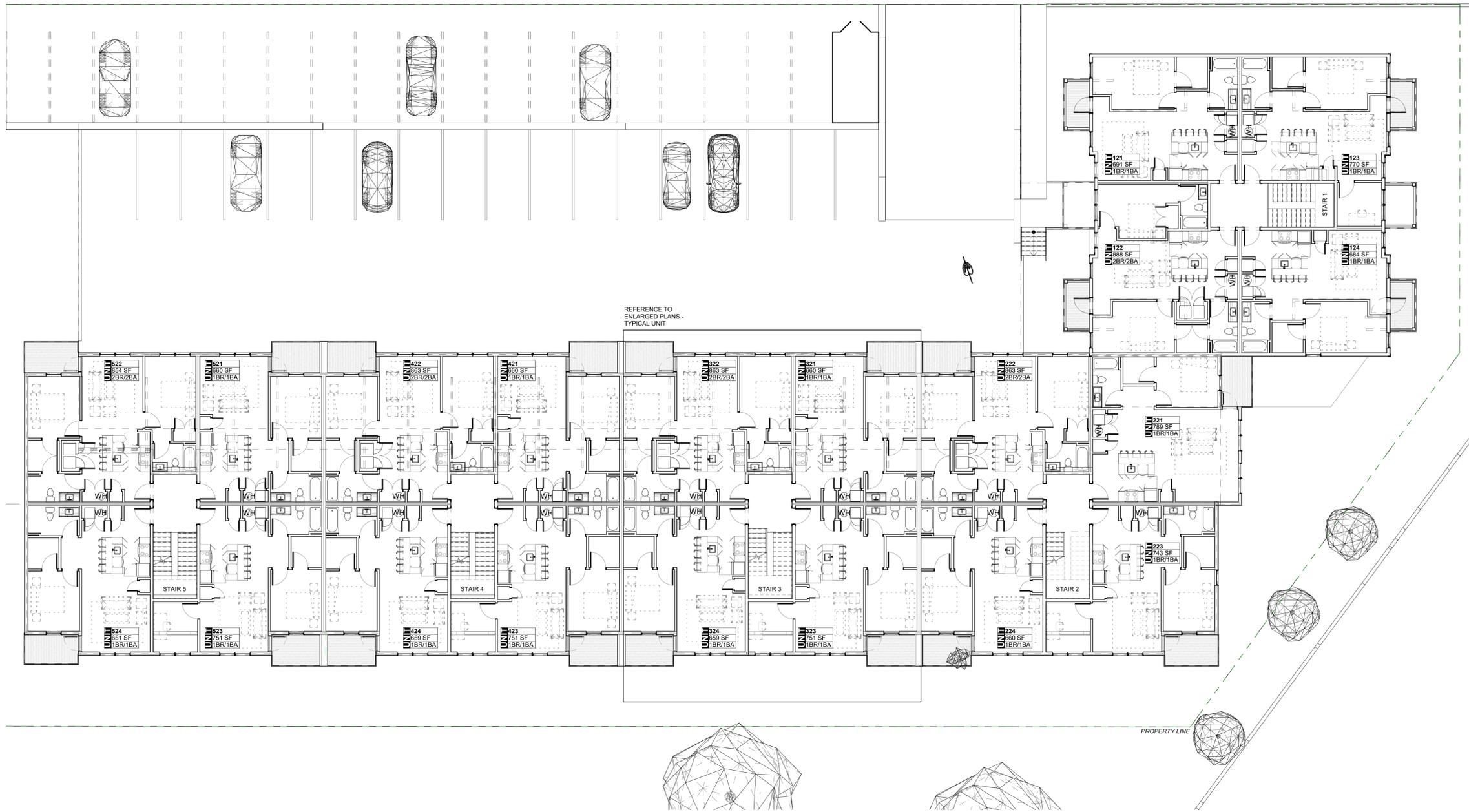
Name	Area	Comments
1ST LEVEL		
101	685 SF	1BR/1BA
102	685 SF	1BR/1BA
103	685 SF	1BR/1BA
104	685 SF	1BR/1BA
201	650 SF	1BR/1BA
202	698 SF	2BR/2BA
301	899 SF	2BR/2BA
302	899 SF	2BR/2BA
401	901 SF	2BR/2BA
402	899 SF	2BR/2BA
501	899 SF	2BR/2BA
502	650 SF	2BR/2BA
12	9435 SF	
2ND LEVEL		
121	691 SF	1BR/1BA
122	888 SF	2BR/2BA
123	770 SF	1BR/1BA
124	684 SF	1BR/1BA
221	789 SF	1BR/1BA
222	863 SF	2BR/2BA
223	743 SF	1BR/1BA
224	660 SF	1BR/1BA
321	660 SF	1BR/1BA
322	863 SF	2BR/2BA
323	751 SF	1BR/1BA
324	659 SF	1BR/1BA
421	660 SF	1BR/1BA
422	863 SF	2BR/2BA
423	751 SF	1BR/1BA
424	659 SF	1BR/1BA
521	660 SF	1BR/1BA
522	854 SF	2BR/2BA
523	751 SF	1BR/1BA
524	651 SF	1BR/1BA
20	14871 SF	
3RD LEVEL		
131	691 SF	1BR/1BA
132	888 SF	2BR/2BA
133	770 SF	1BR/1BA
134	684 SF	1BR/1BA
231	789 SF	1BR/1BA
232	863 SF	2BR/2BA
233	743 SF	1BR/1BA
234	660 SF	1BR/1BA
331	660 SF	1BR/1BA
332	863 SF	2BR/2BA
333	751 SF	1BR/1BA
334	659 SF	1BR/1BA
431	660 SF	1BR/1BA
432	863 SF	2BR/2BA
433	751 SF	1BR/1BA
434	659 SF	1BR/1BA
531	660 SF	1BR/1BA
532	854 SF	2BR/2BA
533	751 SF	1BR/1BA
534	651 SF	1BR/1BA
20	14871 SF	
Grand total: 52	39177 SF	

RESPONSE TO CITY OF RICHMOND REVIEW
COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021

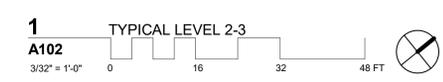


ADO ARCHITECT
ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

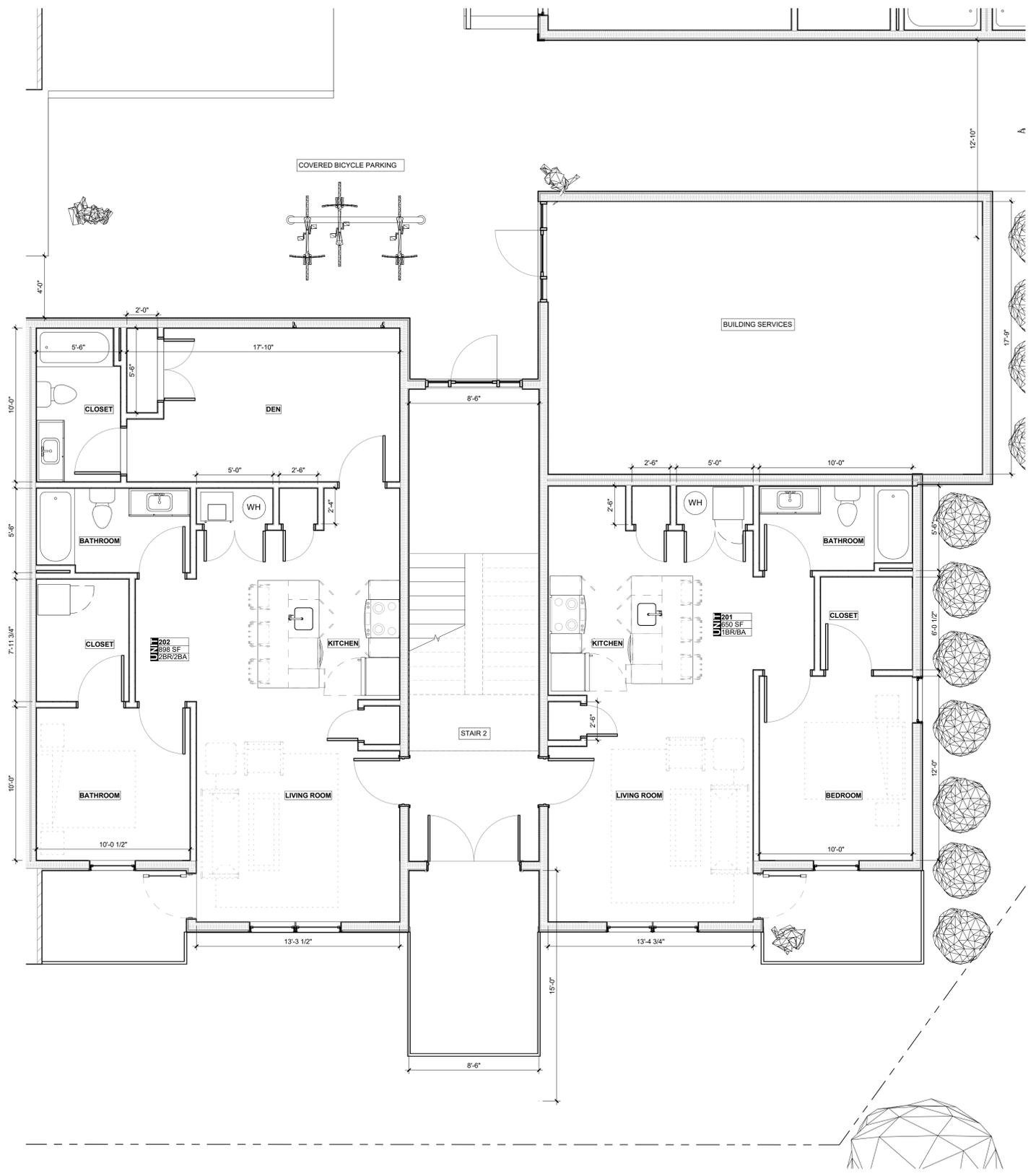


2906 5TH AVE
Richmond, VA 23222
FLOOR PLANS

PROJECT NUMBER
21-2906



A102



RESPONSE TO CITY OF RICHMOND REVIEW
COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021



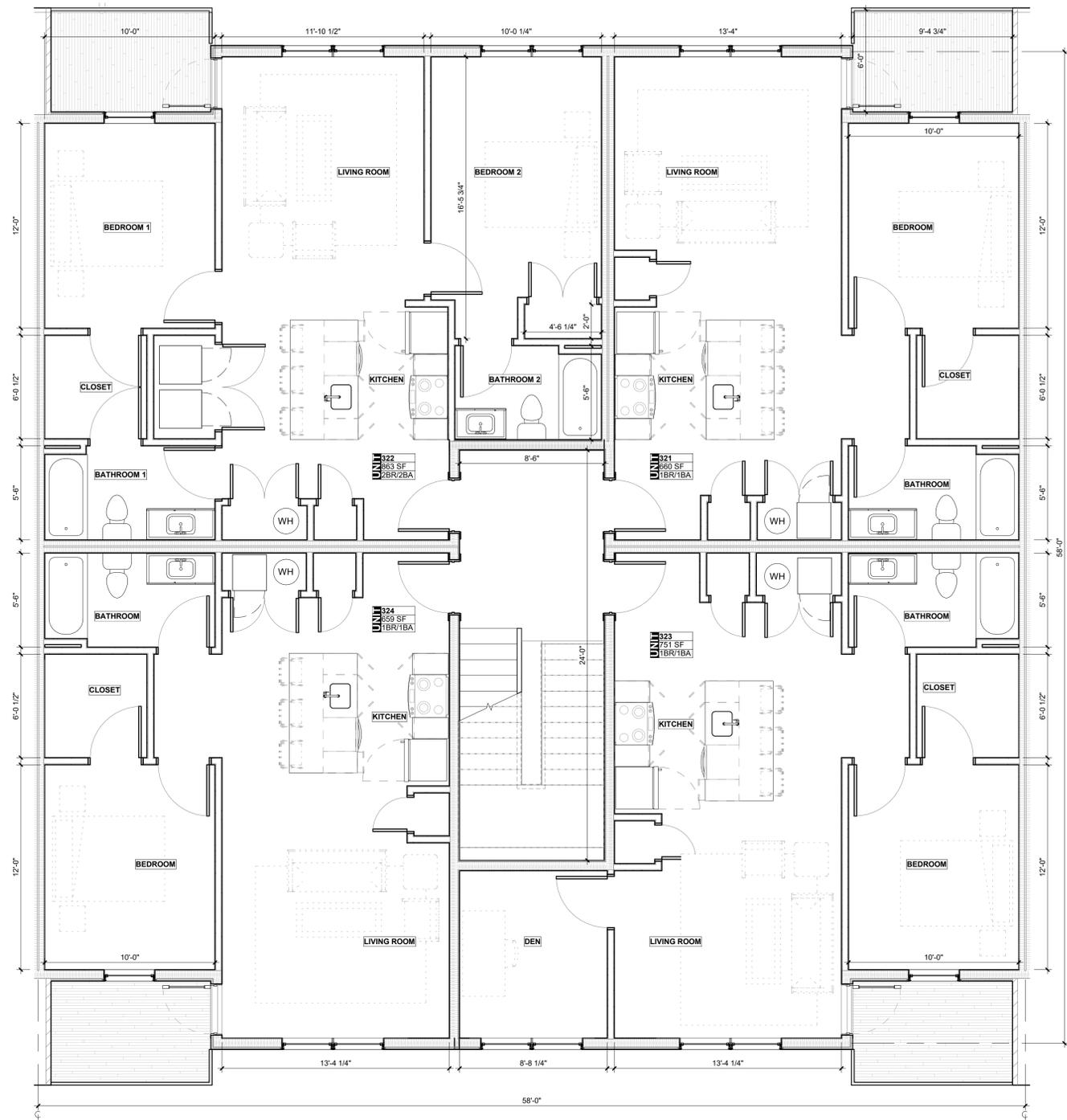
ad ARCHITECT
ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

2906 5TH AVE
Richmond, VA 23222
ENLARGED FLOOR PLANS

PROJECT
NUMBER
21-2906

A201





RESPONSE TO CITY OF RICHMOND REVIEW
COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021



ad ARCHITECT
ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804-343-1212

2906 5TH AVE
Richmond, VA 23222
ENLARGED FLOOR PLANS

PROJECT
NUMBER
21-2906

1 TYPICAL UPPER LEVEL UNIT QUAD
A202
1/4" = 1'-0"

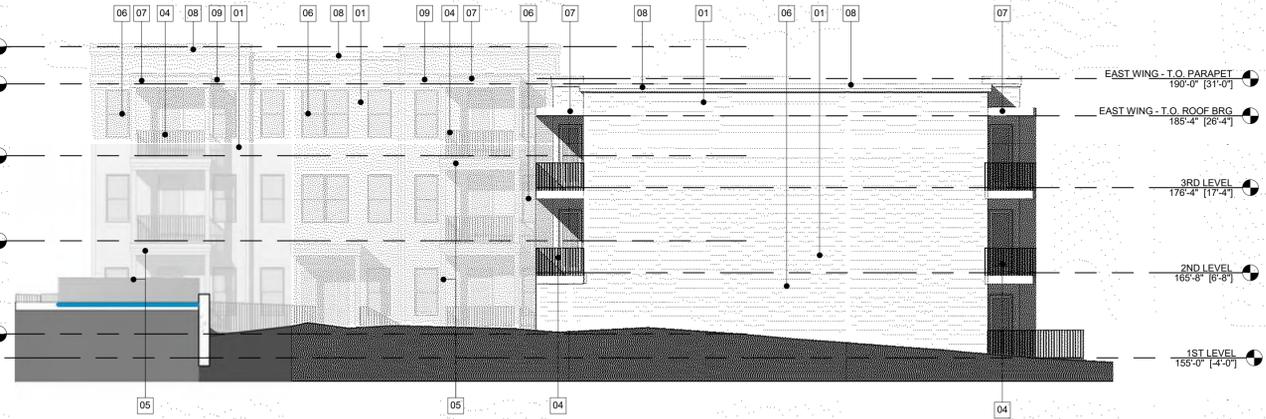
A202

KEYNOTES - BUILDING ELEVATIONS

MARK	DESCRIPTION
01	FIBER CEMENT LAP SIDING, COLOR TBD
02	BRICK FOUNDATION WALL
03	BRICK PORCH WALLS WITH CONCRETE PORCH SLAB
04	PICKET GUARDRAIL, PAINT FINISH, COLOR TBD
05	WOOD OR COMPOSITE PORCH FASCIA AND COLUMNS
06	PREFINISHED CLAD DOUBLE-HUNG WINDOW
07	PORCH ROOF WITH FLAT MEMBRANE ROOFING AND COMPOSITE TRIM SURROUND
08	PARAPET WITH COMPOSITE OR WOOD TRIM AND PREFINISHED METAL WALL CAP WITH DRIP EDGE
09	PAINTED CORNICE TRIM, COLOR TBD
10	STEEL COLUMN, PAINT FINISH, COLOR TBD
11	BUILDING ENTRY
12	BRICK DEMISING WALL AT BALCONIES



1 NORTH / BROOKLAND PARK ELEVATION
A301
3/32" = 1'-0"
0 16 32 48 FT



2 SOUTH ELEVATION
A301
3/32" = 1'-0"
0 16 32 48 FT



3 EAST / 5TH AVE ELEVATION
A301
3/32" = 1'-0"
0 16 32 48 FT



4 WEST / ALLEY ELEVATION - NORTH WING
A301
3/32" = 1'-0"
0 16 32 48 FT

5 WEST / ALLEY ELEVATION - EAST WING
A301
3/32" = 1'-0"
0 16 32 48 FT

RESPONSE TO CITY OF RICHMOND REVIEW
COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021



ad ARCHITECT
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728 E Main Street
Richmond, Virginia 23219
804-343-1212

2906 5TH AVE
Richmond, VA 23222
EXTERIOR ELEVATIONS

PROJECT NUMBER
21-2906

A301



1 VIEW FROM ACROSS BROOKLAND PARK BLVD
A401
 NOT TO SCALE



2 VIEW FROM ACROSS RADY ST
A401
 NOT TO SCALE

RESPONSE TO CITY OF RICHMOND REVIEW
 COMMENTS 03.04.22

SPECIAL USE PERMIT
11.17.2021



ad ARCHITECT
ADO Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804-343-1212

2906 5TH AVE
 Richmond, VA 23222
 RENDER VIEWS

PROJECT
 NUMBER
 21-2906

A401

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CLEAN LIVIN LLC ID 2021-8206

CUSTER STREET
60' +/- PUBLIC R/W

4TH STREET

60' +/- PUBLIC R/W

JEANETTE L JOHNSON
& MARBLE L WHITE
DB 742 PG 649
TM# N0000923011

EDGE OF
PAVEMENT
MAN
HOLE

POWER
POLE

20' +/- PUBLIC ALLEY

GRAVEL

CHAIN LINK FENCE
ON-LINE

0.6'
SOUTH
140.03
N58°17'49"W
0.6'
SOUTH

LILLIAN L-THOMAS
ID 95-19233
TM#N00009230085

VACANT
No. 2906

329.81
N31°43'40"E

T.M.# N0000923001
44297.54SQ FT
1.0169ACRES

277.55
S31°44'34"W

89.29
S22°32'35"E

87.62
S58°13'39"E

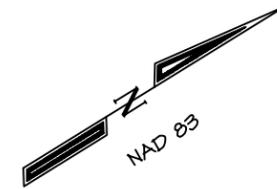
CONCRETE
WALK

5TH AVENUE

60' PUBLIC R/W (NOT IMPROVED)

E. BROOKLAND PARK BOULEVARD
60' +/- PUBLIC R/W

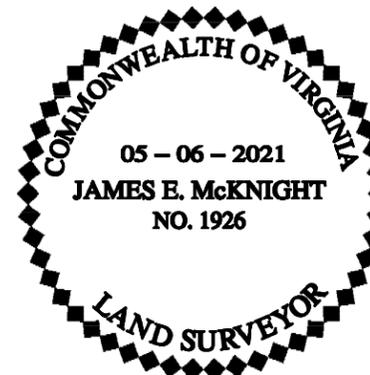
RADY STREET
50' +/- PUBLIC R/W



PLAT SHOWING IMPROVEMENTS ON
LOT 5-15, BLOCK "D", PLAN OF
"HIGHLAND PARK ADDITION",
IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON MAY 06, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY 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 STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 60'



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 89121106