



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: 2618 Rear Main

Date: 09/12/2023

Parcel I.D. #: W0001162062 Fee: \$300

Total area of affected site in acres: 0.097

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

Zoning

Current Zoning: R-7

Richmond 300 Land Use Designation: Community Mixed-Use

Proposed Use

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

Three new single-family attached dwellings on the currently vacant parcel

Existing Use: Garage

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: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Powell Family LC J.M. Powell, member

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

Powell family LC by J.M. Powell, member
Powell family LC by J.M. Powell, member (Sep 12, 2023 18:32 EDT)

(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: 8723 Higginbotham Place

City: RICHMOND

State: VA

Zip Code: 23229

Telephone: ()

Fax: ()

Email: _____

Property Owner Signature: _____

Powell family LC by J.M. Powell, member
Powell family LC by J.M. Powell, member
Powell family LC by J.M. Powell, member (Sep 12, 2023 18:32 EDT)

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 18, 2023

Revised August 27, 2025

Special Use Permit

2618 Rear W Main Street, Richmond, Virginia

Map Reference Numbers: W000-1162/062

Submitted to:

City of Richmond

Department of Community Development

Land Use Administration

900 East Broad Street

Richmond, Virginia 23219

Prepared by:

Baker Development Resources

530 West Main Street, Suite 600

Richmond, Virginia 23221

Introduction

The property owner is requesting a special use permit (the "SUP") for 2618 Rear W Main Street (the "Property"). The SUP would authorize the construction of three (3) dwelling units, configured as single-family attached on the Property. While the use is compatible with uses permitted by the underlying R-7 Single- And Two-Family Urban Residential District, the proposal would not have frontage on an improved public street and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located in the center of the block surrounded by Floyd Avenue to the north, N Mulberry Street to the east, W Main Street to the south, and N Robinson to the east and is referenced by the City Assessor as tax parcel W-000-1162/062. The Property is roughly 75 feet wide by 64 feet deep and contains approximately 4,225 square feet of lot area. The Property is currently improved with a 1-story residential detached garage that was built in 1913. An east-west alley running parallel between N Mulberry Street and N Robinson Street provides access.



The properties in the immediate vicinity are developed with a mix of uses. Most properties in the vicinity are developed with residential uses including single-family, two-family, and multifamily dwellings. Additionally, within the subject block, there are commercial, and office uses present.

EXISTING ZONING

The Property and those to the immediate south and East are zoned R-7 Single- And Two-Family Residential. The northern area of the subject block, across the east-west alley, is zoned R-48 Multi-Family Residential. Similarly, further to the east are properties zoned R-48 along S Arthur Ashe Boulevard. Across W Main Street to the south and southeast are properties zoned UB Urban Business District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Community Mixed-Use" for the Property. The Master Plan describes this land use designation as a "cluster of medium-density, walkable commercial and residential uses." Recommended development styles "should generally complement existing context." The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. In so far as density is concerned, the subject block has an average density of 28.4 units per acre with diverse residential uses ranging from 8.4 units per acre to 55.9 units per acre. This proposal contemplates a density of 41.2 units per acre, which is within this range and in keeping with multi-family uses in the vicinity. Multi-family uses are contemplated by the Master Plan as primary uses and considering single-family houses are contemplated as secondary uses, the proposed density is consistent with future land use guidance.

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."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by right within 1/2 mile of high-frequency transit stops.
- 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 construction of three dwelling units, configured as single-family attached. The proposed dwellings would face north fronting on an east-west alley.

PURPOSE OF REQUEST

The property is roughly 75 feet wide along the proposed frontage, 64 feet deep, and contains approximately 4,225 square feet of lot area. The owner would now like to demolish the existing garage structures and construct three dwellings, configured as single-family attached and fronting onto the east-west alley. While the applicant is planning to connect the proposed dwellings with all City services, they do not front on an improved City street and therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project would be appropriately dense and efficient and similar projects on internal lots with alley access have been approved in similar contexts. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed buildings are urban row homes in configuration and are intended to be consistent with other residential buildings in the vicinity. The buildings would be three stories in height. The rear of each dwelling would have a rear patio and a rooftop terrace for usable outdoor living area. Each dwelling would have a 1-car garage on the ground floor to be accessible from the east-west alley. A common courtyard would be provided towards the rear of the attached dwellings.

Each unit would include three bedrooms and three and one-half bathrooms in approximately 2,000 square feet of finished floor area. The unit layouts are modern with open living areas and large functional kitchens to meet the needs of today's homebuyers.

Findings of Fact

The following are factors indicted 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. The negligible traffic generation and the inclusion of off-street parking 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 amendment will not tend to overcrowd the land or create an undue concentration of population. The building massing is pre-existing and will not be increased by this request. The proposed density represents a reasonable density that is necessary to accomplish the rehabilitation of the existing building. The proposed dwellings would be appropriately sized for the market.

- ***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.***

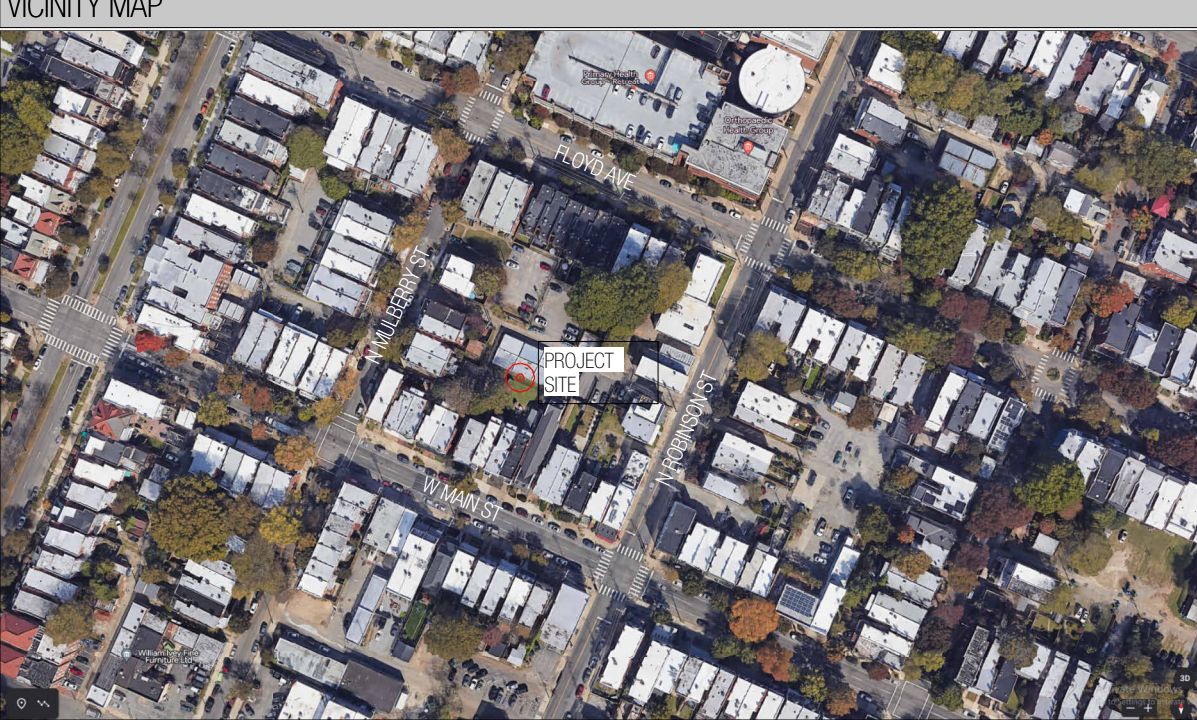
The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed dwelling units. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request would upgrade the Property while remaining consistent with the existing housing styles and density in the vicinity and meeting the goals of the Richmond 300 Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



PROJECT DESCRIPTION				
SPECIAL USE PERMISSION APPLICATION FOR NEW TOWNHOMES ON EXISTING PARCEL				
CODE INFORMATION				
APPLICABLE CODES:	VIRGINIA RESIDENTIAL CODE (VRC) 2018			
CONSTRUCTION TYPE:	V-B			
USE GROUP:	R-5 - VRC			
FIRE SUPPRESSION:	N/A			
ALLOWABLE BUILDING AREAS (EACH RESIDENCE):				
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) (PER VCC TABLE 506.2)	
LEVEL 1	R-5 - VRC	682 SF		
LEVEL 2	R-5 - VRC	833 SF		
LEVEL 3	R-5 - VRC	833 SF		
ROOF LEVEL (TERRACE & ACCESS ROOM)	R-5 - VRC	429 SF		
TOTAL	R-5 - VRC	2777 SF	7000 SF	
ZONING INFORMATION				
ZONING DISTRICT:	R-7 SINGLE- AND TWO-FAMILY URBAN RESIDENTIAL DISTRICT (PROJECT REQUIRES SPECIAL USE PERMISSION FOR WHICH THESE DRAWINGS ACCOMPANY THE APPLICATION)			
ECONOMIC ZONES:	--			
PARCEL AREA:	0.097 ACRES (4225 SF)			
REQUIRED YARDS:	FRONT	REAR	SIDE	STREET SIDE
ALLOWED:	>15'	>5'	N/A	N/A
ACTUAL:	0' (SUP)	(REFER TO SITE PLAN)	N/A	N/A
	ALLOWED		ACTUAL	
LOT COVERAGE:	<55% (PER ZONING DISTRICT)		89% (SUP)	
LOT WIDTH:	>18' (PER ZONING DISTRICT)		18'+	
LOT AREA:	>2200 SF (PER ZONING DISTRICT)		825 SF (SUP)	
BUILDING HEIGHT:	<35' (PER ZONING DISTRICT)		44' (INCLUDES PARTIAL AREA 4TH FLOOR - SUP...)	



DRAWING INDEX		
SHEET #	SHEET NAME	PERMIT SET
0	TITLE SHEET	X
CS01		
0.5 ARCH		
1.201	SITE PLAN	X
2.100	FOUNDATION PLAN	X
2.101	FLOOR PLANS	X
2.102	FLOOR PLANS	X
2.103	FLOOR PLANS	X
2.104	FLOOR PLANS	X
2.201	ENLARGED FLOOR PLANS	X
2.301	ROOF PLAN	X
3.101	EXTERIOR ELEVATIONS	X
3.201	EXTERIOR VIEWS	X
4.101	BUILDING SECTION	X
9.101	GENERAL ACCESSIBILITY	X
9.102	GENERAL ACCESSIBILITY	X
9.103	GENERAL ACCESSIBILITY	Approver
9.104	GENERAL ACCESSIBILITY	Approver
SHEET COUNT: 16		

REVISED SCHEME
8-25-2025

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

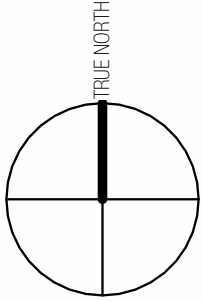
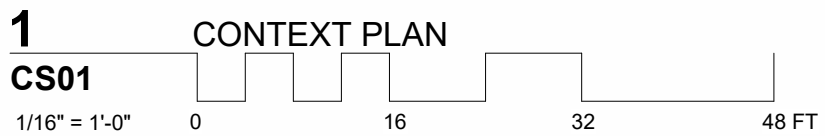
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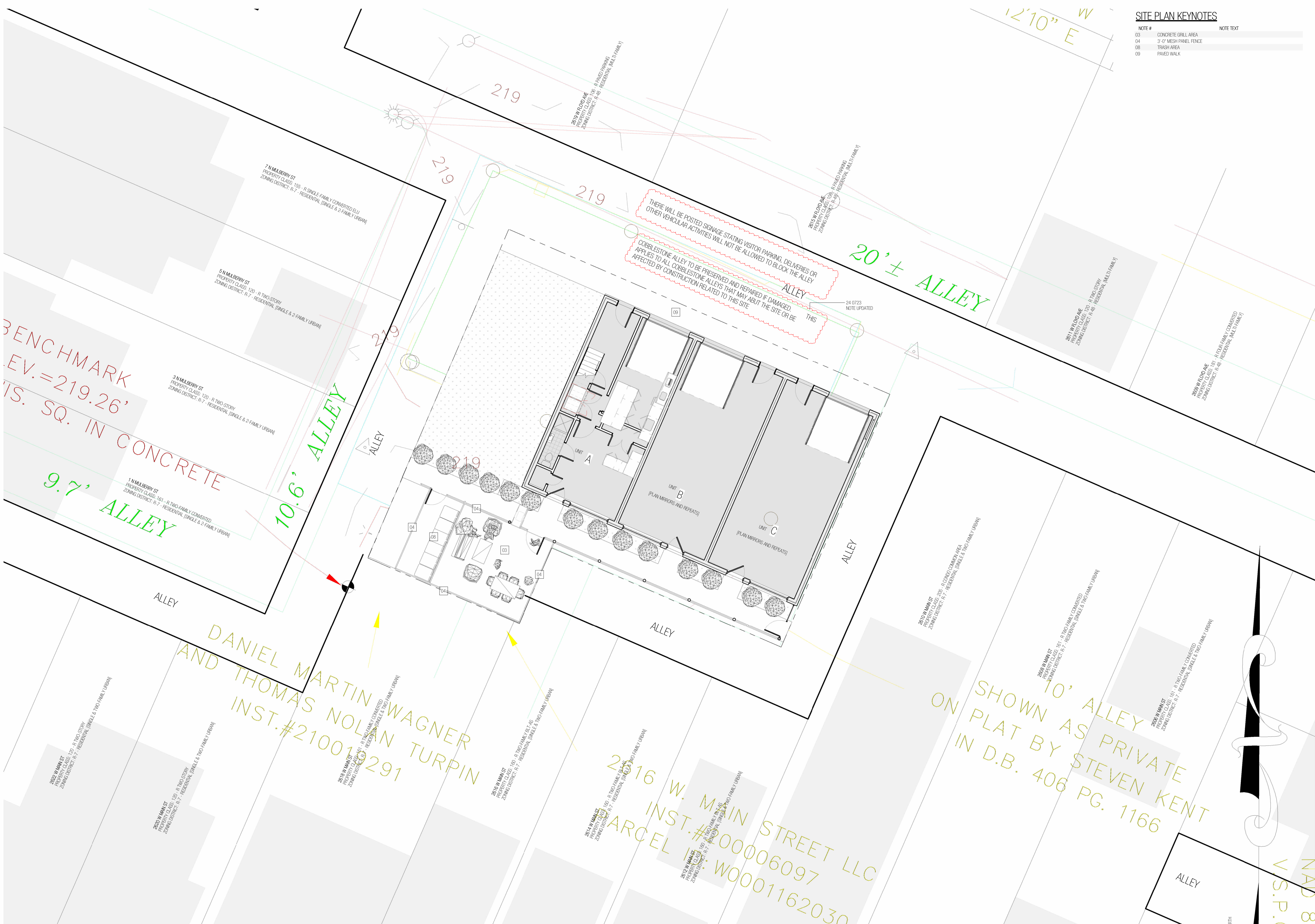
Richmond, VA 23220

TITLE SHEET

PROJ NUMBER SHEET NUMBER
23-2618

CS01





SITE PLAN KEYNOTES	
NOTE #	NOTE TEXT
03	CONCRETE GRILL AREA
04	3' 0" MESH PANEL FENCE
08	TRASH AREA
09	PAVED WALK

1 2024-5-21 SUP Phase - Response to City Comments

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8-25-2025

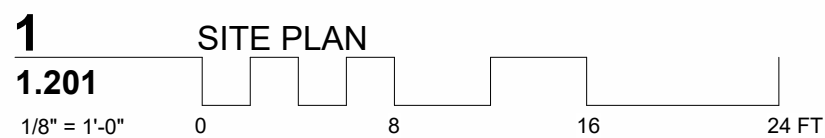
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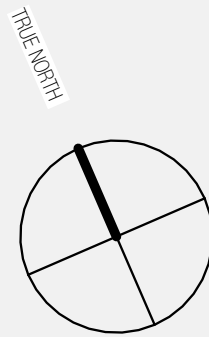
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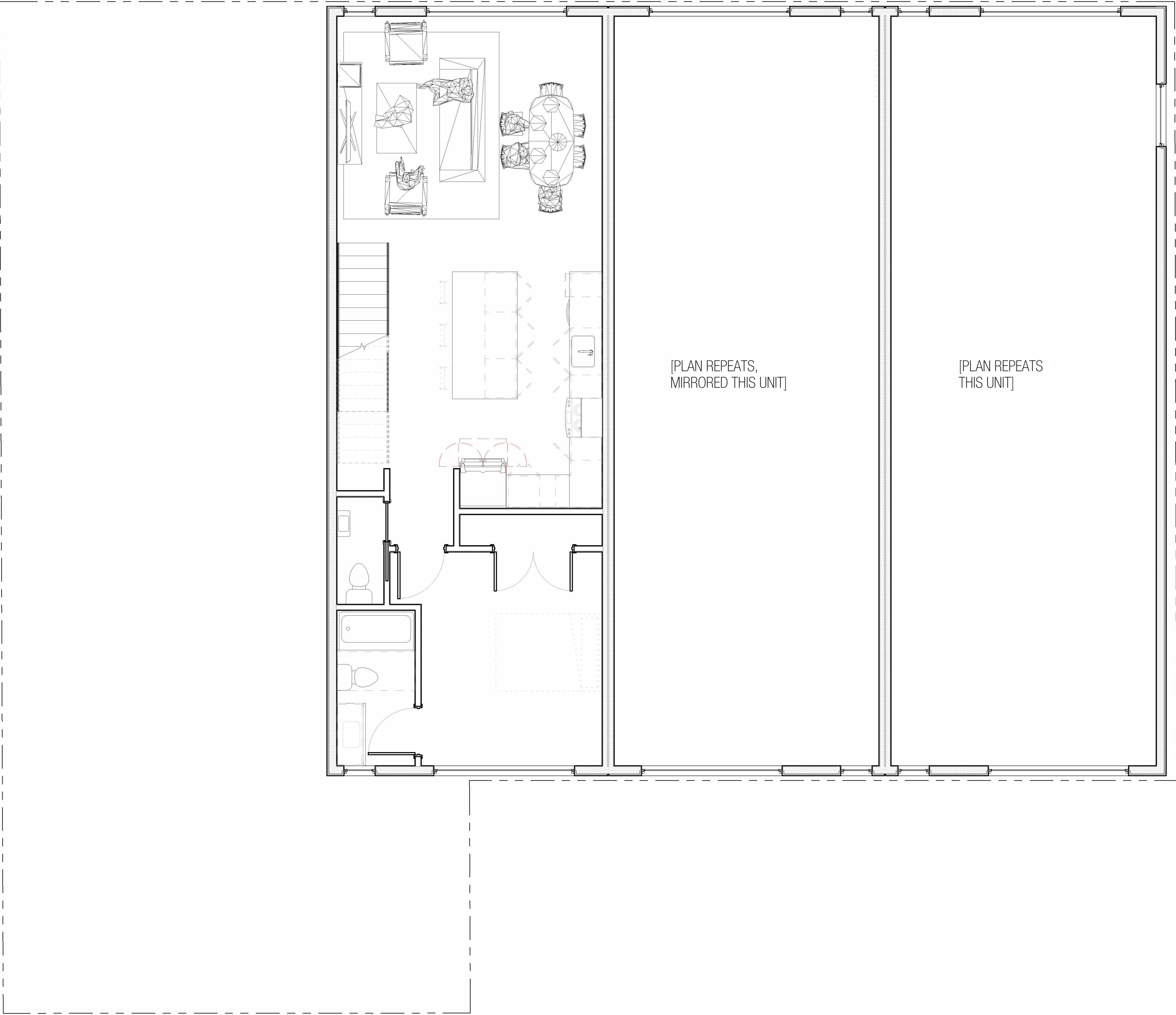
Richmond, VA 23220

SITE PLAN

PROJ NUMBER SHEET NUMBER
23-2618 1.201







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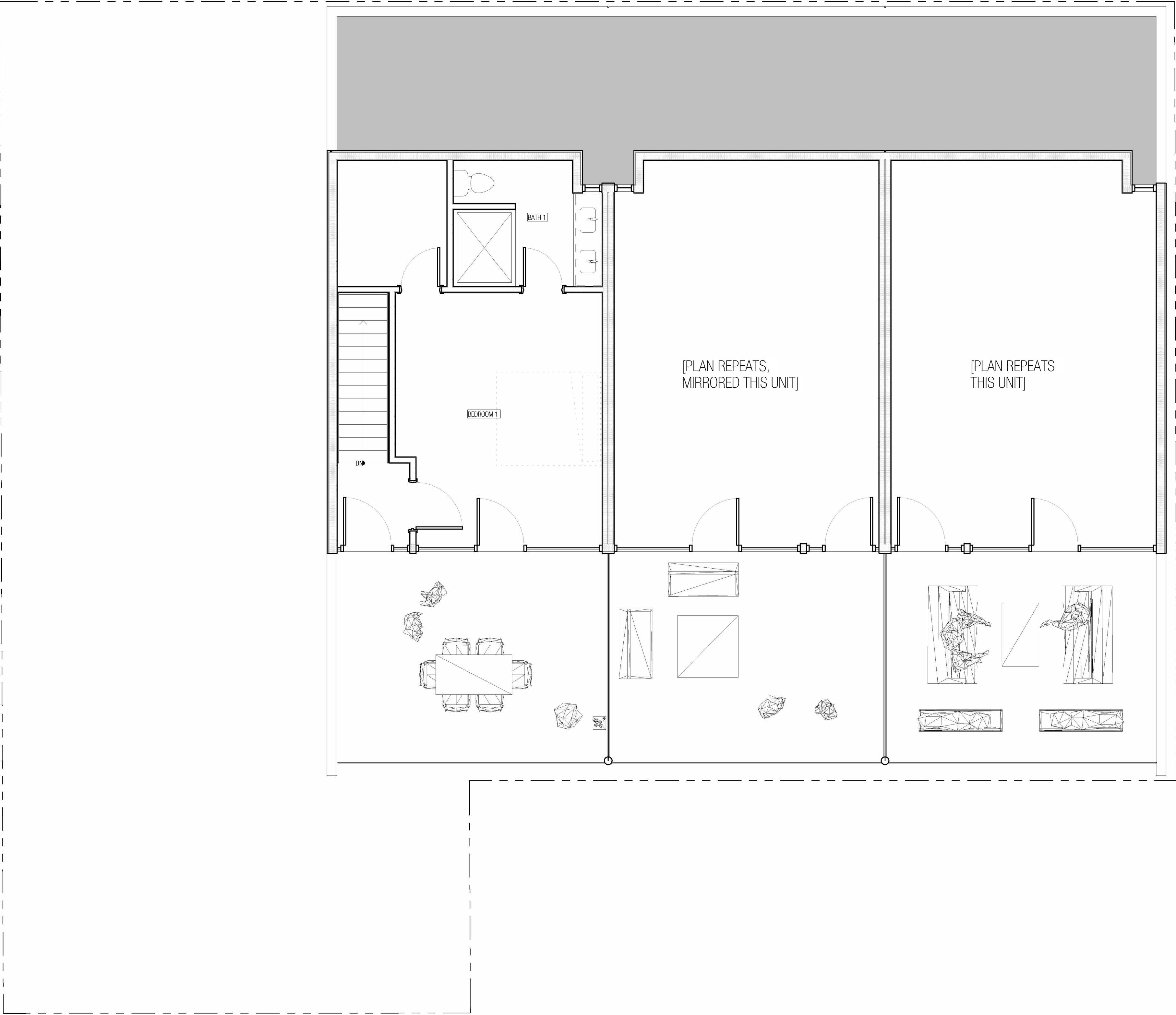
2618 W MAIN ST

Richmond, VA 23220

FLOOR PLANS

PROJ NUMBER SHEET NUMBER
23-2618

2.102



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2618 W MAIN ST

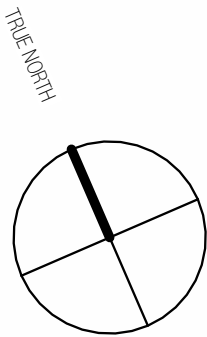
Richmond, VA 23220

FLOOR PLANS

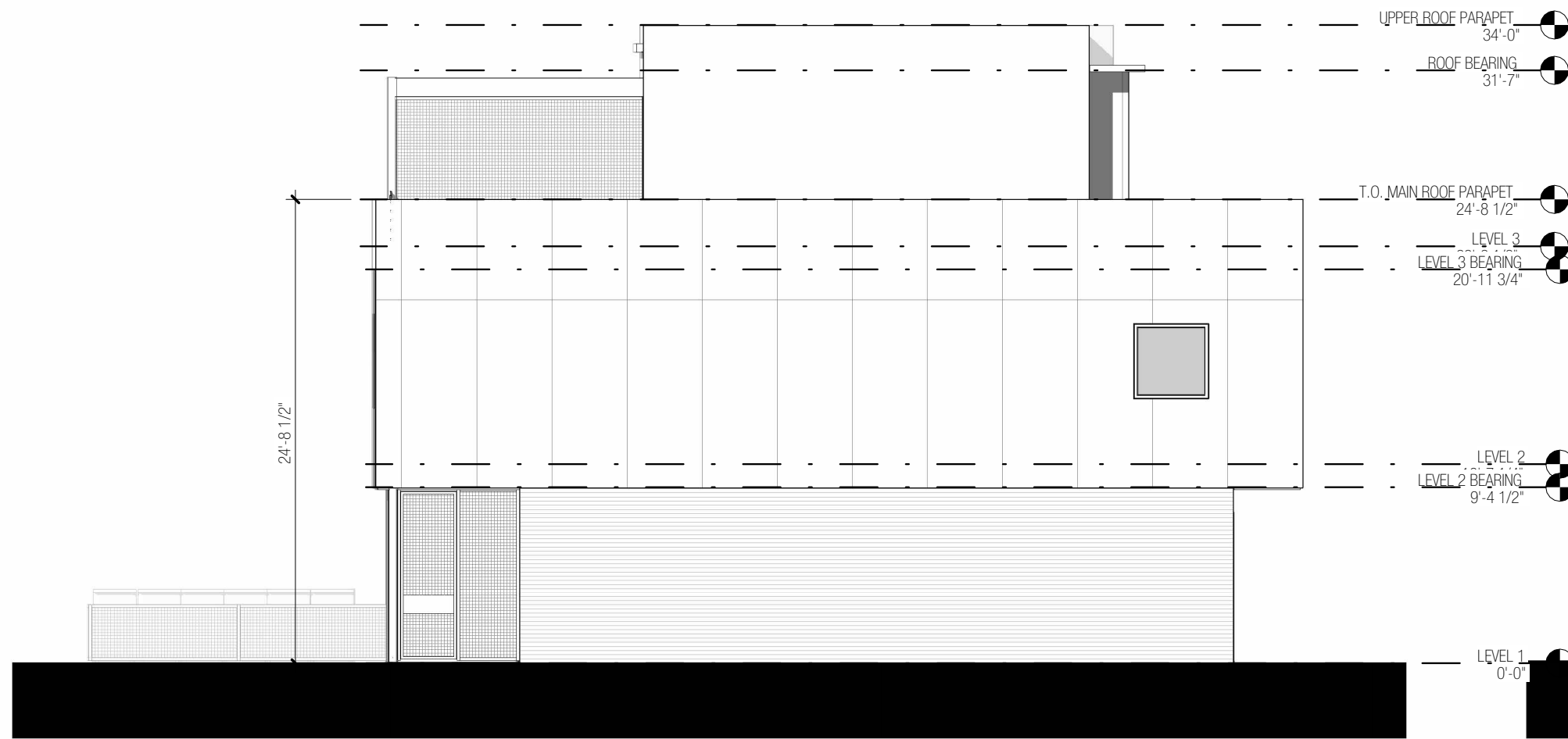
PROJ NUMBER SHEET NUMBER
23-2618

2.103

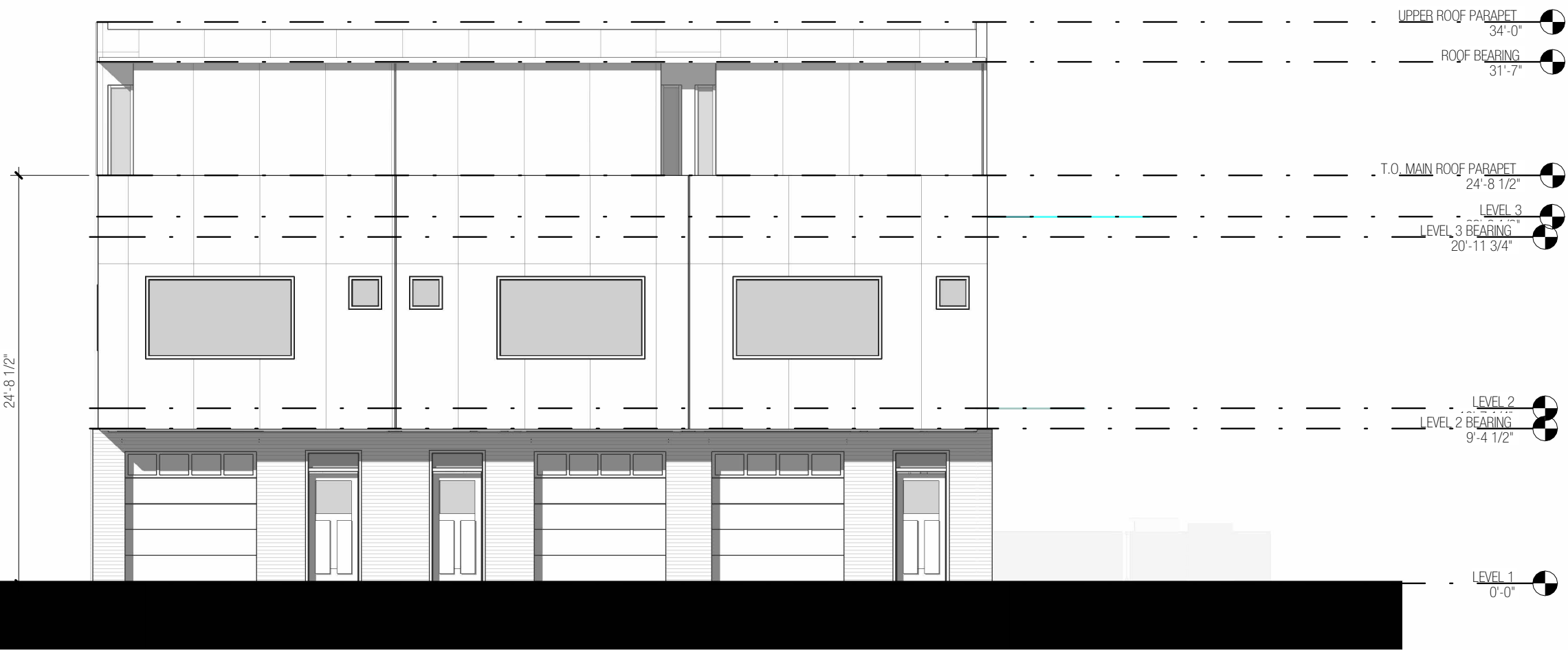
1
2.103
1/4" = 1'-0"
0 4 8 12 FT
3RD LEVEL



Note: Exterior panels not to be painted white

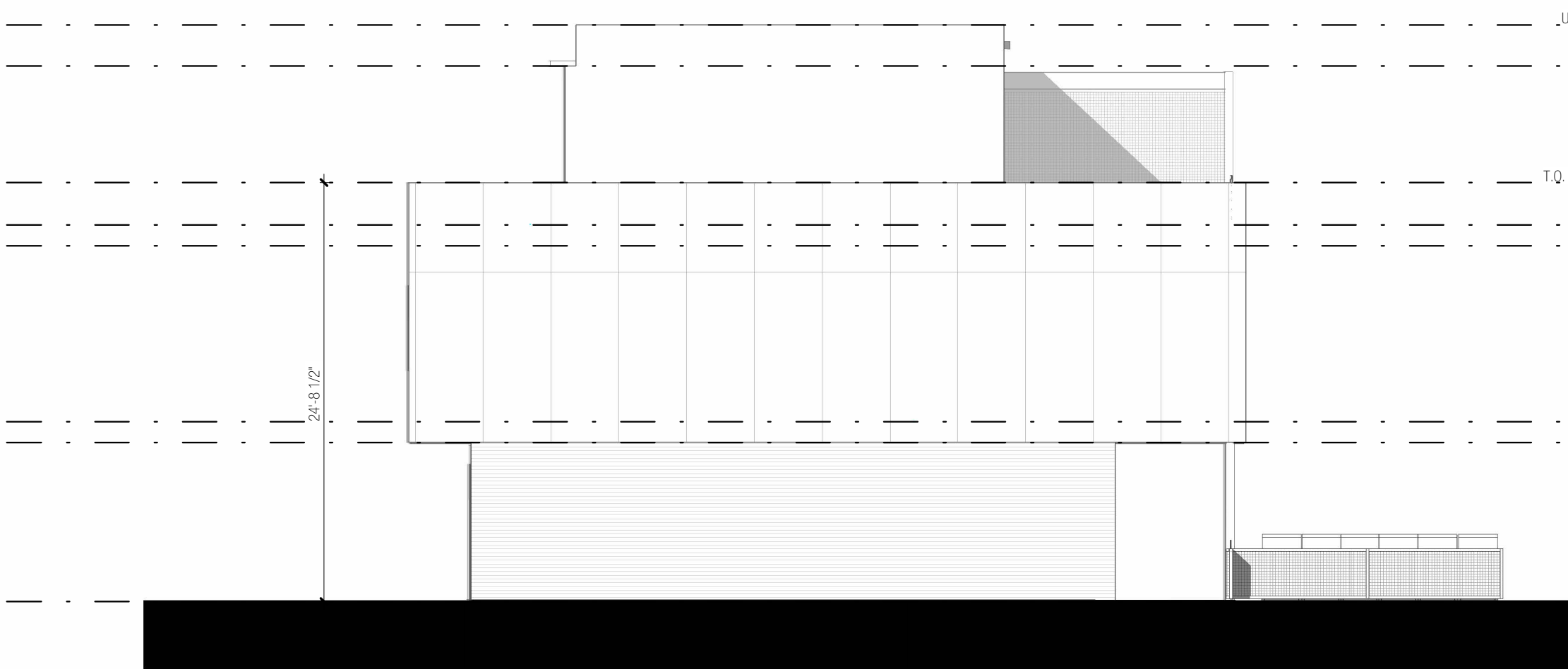


2 EAST/SIDE ALLEY ELEVATION
3.101
1/8" = 1'-0" 0 8 16 24 FT



1 NORTH / ALLEY ENTRY ELEVATION
3.101
1/8" = 1'-0" 0 8 16 24 FT

BUILDING PARAPET, MAIN ROOF, AND UPPER DECK
ACCESS STRUCTURE ROOF LOWERED, TYPICAL ALL
ELEVATIONS.



4 WEST / SIDE ALLEY ELEVATION
3.101
1/8" = 1'-0" 0 8 16 24 FT



3 SOUTH ELEVATION
3.101
1/8" = 1'-0" 0 8 16 24 FT

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8-25-2025

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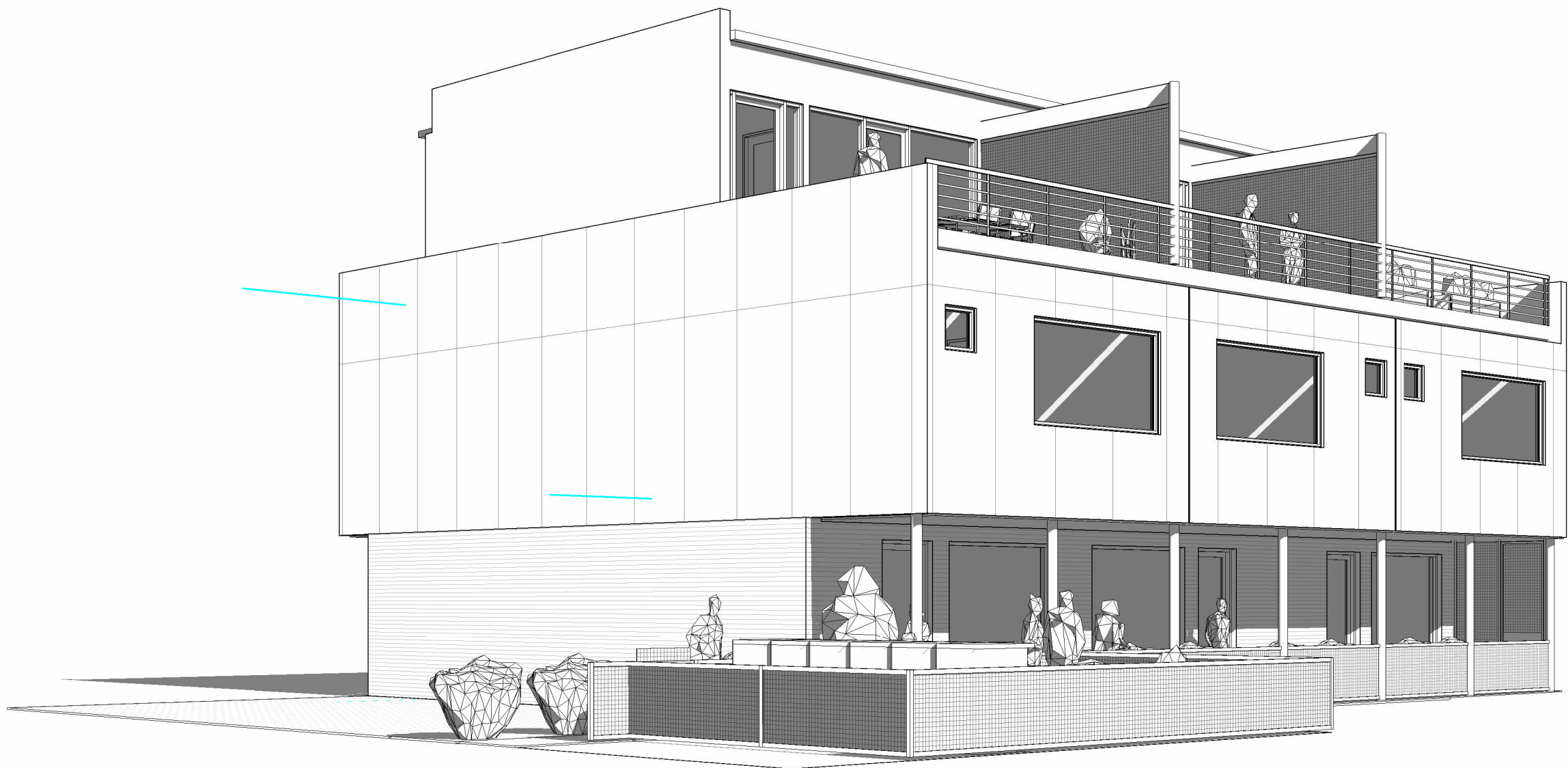
EXTERIOR ELEVATIONS

PROJ NUMBER SHEET NUMBER
23-2618

3.101



1 VIEW FROM ALLEY
3.201
NOT TO SCALE



2 VIEW OF SOUTH ELEVATION
3.201
NOT TO SCALE

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8-25-2025

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804 343 1212

2618 W MAIN ST

Richmond, VA 23220

EXTERIOR VIEWS

PROJ NUMBER
23-2618

SHEET NUMBER

3.201