



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

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)

03-30-21

SUP Applicant's Report

Author - Julia MacNelly

The applicant, Maggie Walker Community Land Trust (MWCLT), intends to subdivide the property at 1624 Pollock St into 6 separate lots and build three pairs of attached single family homes that will provide permanently affordable housing for low and moderate income households through the community land trust model. Each lot will remain under MWCLT's ownership in perpetuity, and the improvements only will be sold to an income-qualified homebuyer. The homebuyer signs a 99-year ground lease with MWCLT that gives them full rights to the land, and sets the terms of future sales of the home by restricting the resale price and ensuring the home is sold in turn to another income-qualified homebuyer. In this way, each MWCLT home becomes an affordable asset to the community, extending the opportunity and benefit of homeownership to generations of low and moderate income households. MWCLT is governed by a volunteer board of directors, one-third of which is composed of its homeowners.

MWCLT is a 501c3 with a staff of highly experienced real estate development professionals capable of completing projects on time and on budget. MWCLT has been creating permanently affordable housing in the Richmond metro area, as well as in the surrounding counties, since its inception in 2016, both as a developer and a partner to non-profit developers of affordable housing. In 2017, MWCLT was designated as Richmond's land bank, and vested with the task of supporting and enabling the creation of affordable and permanently affordable housing throughout the city. The opportunity to increase density on this site while keeping in character with the neighborhood aligns with the goals of the Richmond Land Bank, as well as MWCLT's work plan to have 150 permanently affordable homes in our portfolio over the next three years, which our governing board has enthusiastically supported. We are on track to meet this goal, as we are slated to welcome our 50th homeowner by the end of this year!

All six homes on the newly subdivided lot will be built at a density and architectural style in character with the neighborhood. MWCLT generally works with WMBE certified Class A contractors during construction, and plans to utilize both our own network of contractors along with public databases to make this project no exception. The development and maintenance of high-quality affordable housing stock is beneficial to safety, health and general welfare of a given community. These new units are sited next to three preexisting, similarly-sized duplexes used for rentals, so the proposed density would not be out of character for the area. Additionally, the Richmond 300 plan has designated this neighborhood for mixed use, meaning that the development of high quality tight-knit and denser environments aligns with the future land use for this area. The opportunity to develop six quality, affordable units on this site contributes to the overall health of the community and aligns with city planning goals.

Two parking spaces per unit will be provided onsite to avoid unnecessary congestion in streets, alleys, and public ways. The neighborhood has ample street parking and generally low amounts of vehicular traffic. Additionally, a gravel driveway will be installed and managed by an ingress/egress easement shared equally between all of the homeowners. MWCLT will provide

stewardship assistance and support in coordinating this easement between the households. The construction of the proposed attached homes will be fully code compliant and inspected by city officials throughout the process, thus avoiding hazards from fire, panic, and other dangers. The attached single family homes would have a footprint not exceeding 30% of the total lot size, and would each be occupied by one household, avoiding undue concentration of population or overcrowding of land. All setbacks will conform with code. None of the homes will have elevations exceeding that of the neighboring buildings, and therefore they will not interfere with adequate light and air in the neighborhood.