



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)

# APPLICANT'S REPORT

*March 13, 2023*

*Special Use Permit Request  
601.5 S Pine Street, Richmond, Virginia  
Map Reference Number: W000-0139/003*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

# Introduction

The property owner is requesting a special use permit (the "SUP") for 601.5 S Pine Street (the "Property"). The SUP will authorize the division of the Property and the construction of a two-family detached dwelling on the Property. While the two-family detached use is permitted by the underlying R-7 Single- and Two-Family Urban Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

# Existing Conditions

## SITE DESCRIPTION AND EXISTING LAND USE

The irregular shaped Property has frontage on both China Street and S Pine Street and contains the addresses 601 S Pine, 601.5 S Pine, and 621 China Street. Based on Sanborn maps, the parcel originally consisted of three parcels, one facing China and two facing S Pine Street which were later combined into a single parcel. The Property is referenced by the City Assessor as tax parcel W000-0139/003, has 30' of street frontage along S Pine Street and 24' of street frontage along China Street, and contains approximately 6,359 square feet of lot area. The Property is improved with a single-family dwelling fronting China Street and an accessory building near the S Pine frontage. Access is provided by a north-south alley, located to the rear of the Property.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single-family attached and detached dwellings are commonly found in the

area along with two-family, multi-family, and commercial uses as well as open space. The typical neighborhood grid is disturbed along China Street to the east as the paved street does not connect to Belvidere Street and is instead terminated in a cul-de-sac turnaround. The resulting dead-end street is comparatively less traveled than other east-west streets in the vicinity.

## **EXISTING ZONING**

The Property is zoned R-7 Single- and Two-Family Urban Residential, which generally permits the proposed two-family dwelling use. The surrounding properties within the Oregon Hill Neighborhood are also zoned R-7. To the northeast, at the intersection of Spring and S Pine Streets are properties zoned B-1 Neighborhood Business District. To the east, beyond S Belvidere Street lies a RO-3 Residential Office District.

## **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:

- 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 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.

## **TRANSPORTATION**

The Property is located near Belvidere+Spring Street bus stop which is serviced by the #3 bus line which is considered “high-frequency” lines with busses arriving approximately every 15 minutes. Also within a half mile of the Property are bus stops which service the 5, 78, and 87 lines.

# **Proposal**

## **PROJECT SUMMARY**

The applicant is proposing divide the parcel and to construct a new, two-family detached dwelling which will be configured to appear as a single-family dwelling from the street.

## **PURPOSE OF REQUEST**

The Property at 601.5 S Pine Street is a combination of three historic parcels and contains frontage on both China and S Pine Street. The proposed division would locate the existing dwelling fronting China Street on one parcel, consistent with the adjacent parcels fronting China Street. Like those parcels, alley access is not provided. The proposed lot at 601.5 S Pine Street would be 30’ in width and 165’ deep and would be consistent with the size of the existing parcels fronting Pine Street and other east-west streets in the Oregon Hill Neighborhood. While the two-family detached use is permitted by the underlying zoning, the lot width and area requirements for the Property are not met, and therefore, a SUP is required. Furthermore, as the proposed lot at 621 China Street would not have alley access, not parking can be provided for that parcel, though three parcels would be provided overall.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will 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 will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

## **PROJECT DETAILS**

The new two-family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each contain three bedrooms and two bathrooms, totaling approximately 1,500 square feet of floor area per unit. The exterior design would be traditional and consistent with the character of the area and other proposed dwellings. The building would be designed with a single entrance to have the appearance of a single-family detached dwelling from the street. Three off-street parking spaces would be provided at the rear of the dwelling.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability and is consistent with other two-family dwellings which have been approved by SUP nearby. A full-width front porch and two full-width covered rear porches would engage the street and provides usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

## **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 on the existing dead-end street 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 will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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. 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 division of the parcel and the construction of the proposed two-family detached dwelling. The building 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 upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would help encourage a pedestrian friendly traditional streetscape on the block and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Pine Street. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

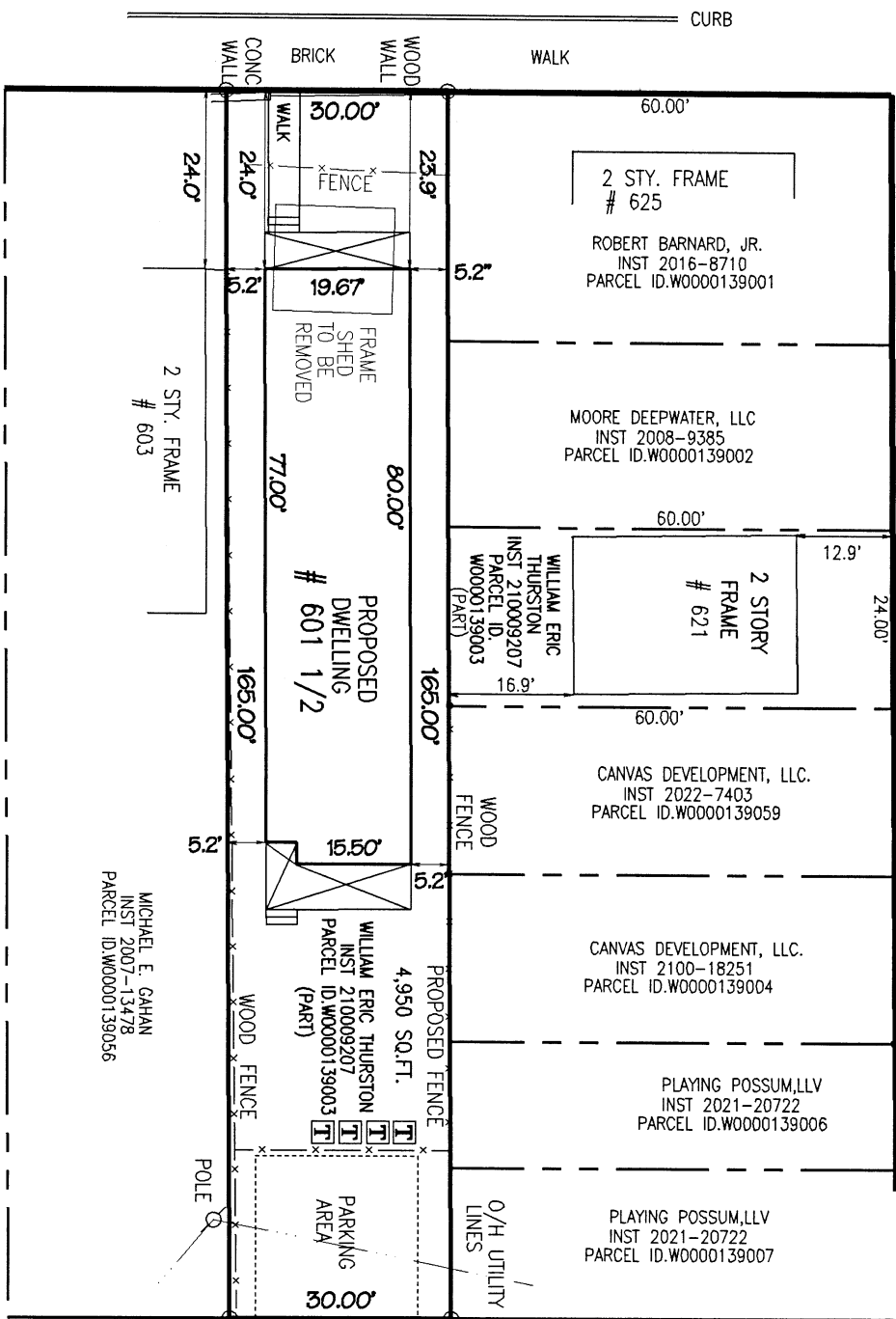
NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.



THIS IS TO CERTIFY THAT ON MARCH 2, 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 PLAN 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 PLAN COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

S. PINE STREET

50' R/W



CHINA STREET

65' R/W

FREDERICK A. GIBSON

& ASSOCIATES, P.C.

LAND SURVEYORS

2361 JUDES FERRY ROAD

POWHATAN, VIRGINIA 23139

PHONE 804 378-4485

PLAT SHOWING PROPOSED DIVISION OF #621 CHINA STREET AND PROPOSED IMPROVEMENTS ON 601 1/2 S. PINE STREET

IN THE CITY OF RICHMOND, VIRGINIA

(PHYSICAL SURVEY)

SCALE: 1" = 25'



INST# 020029354

[T] = TRASH CONTAINER

20' ± PUBLIC ALLEY

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- UNLESS OTHERWISE NOTED.

PROJECT # 2106-04 DIV











**City of Richmond  
Department of Planning  
& Development Review**

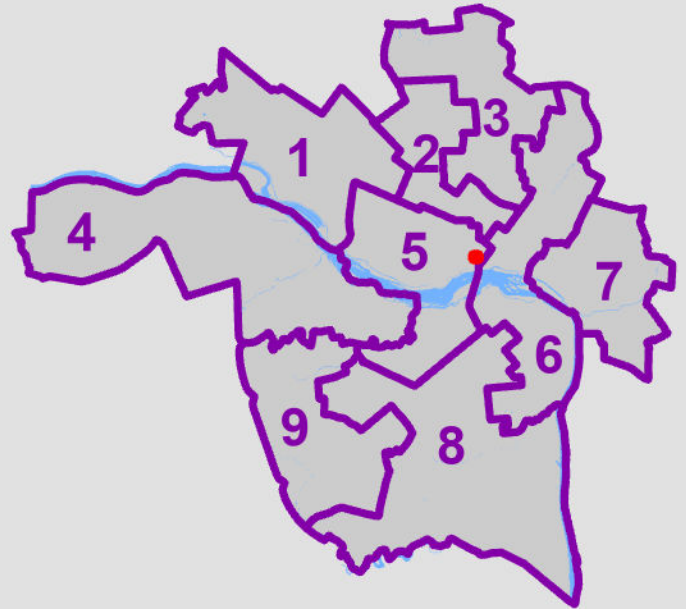
**Special Use Permit**

**LOCATION:** 601 1/2 South Pine Street

**APPLICANT:** Canvas Development LLC

**COUNCIL DISTRICT:** 5

**PROPOSAL:** authorize the special use of the property known as 601 1/2 South Pine Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.



*For questions, please contact David Watson  
at 804-646-1036 or david.watson@rva.gov*

