



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: 3912 R St Date: 8/1/19
 Tax Map #: 60001104637 Fee: 1800
 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: R-5 - Residential
 Existing Use: 1 single family structure

Proposed Use

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

see attached
 Existing Use: _____

Is this property subject to any previous land use cases?


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

Applicant/Contact Person: Joshua Pardue
 Company: Pardue Investments, LLC
 Mailing Address: 12275 Manor Crossing Dr.
 City: Blen Allen State: VA Zip Code: 23059
 Telephone: (336) 213 1775 Fax: (N/A)
 Email: josh.pardue@outlook.com

Property Owner: Pardue Investments, LLC
 If Business Entity, name and title of authorized signer: Officer, Josh Pardue

(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: 12275 Manor Crossing Drive
 City: Blen Allen State: VA Zip Code: 23059
 Telephone: (336) 213 1775 Fax: ()
 Email: josh.pardue@outlook.com

Property Owner Signature:  8/1/19

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)

3412 R St Special Use Permit Applicant's Report

To Whom it May Concern:

Pardue Investments, LLC is requesting approval for a special use permit to build 1 additional structures, with 2 residential units, on the existing parcel of 3412 R St. The goal of this project is to utilize increased density on an infill parcel to work toward the city's stated goal of creating additional housing while working to maintain affordability in the area.

By approving this proposal, the city will be enabling the creation of 2 new homes designed to produce a more affordable new construction option in Church Hill. These homes are targeted to be priced between \$250,000 and \$275,000. We believe this project helps work towards the city's stated objectives in the Richmond 300 Plan.

As part of designing this project, we have received and implemented the feedback of the Church Hill Central Civic Association. Changes to overall site design and architecture have been made based on their input in order to provide a final product that enhances the community.

This project will not be detrimental to the safety, health, morals, or general welfare of the community involved because it is improving a mostly vacant property of land in a way that will instead improve each of these.

This project will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved because it is uniquely positioned in an area that has the capacity to easily handle the increase in the number of residents. On this particular street block and adjacent blocks, there is very low density with wider plots of land, including a church which has little day-to-day congestion in the area.

This project will not create hazards from fire, panic or other dangers because all homes will meet or exceed current building codes.

This project 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 because the existing infrastructure can support the additional 2 homes. There is an existing alley behind the house where trash can be collected or it can be brought to the front of the homes.

This project will not interfere with adequate light or air because there is sufficient space for the size, scope and height of this project.

Pardue Investments, LLC looks forward to working with city officials on approval for this small part of Richmond's housing solutions.

Sincerely,

Josh and Alex Pardue
Officers, Pardue Investments, LLC