



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: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ 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: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

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

Lot division and construction of Two (2) single-family attached dwellings

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

*August 25<sup>th</sup>, 2023*

*Special Use Permit Request  
2202 N 28th Street, Richmond, Virginia  
Map Reference Number: E012-0292/010*

---

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

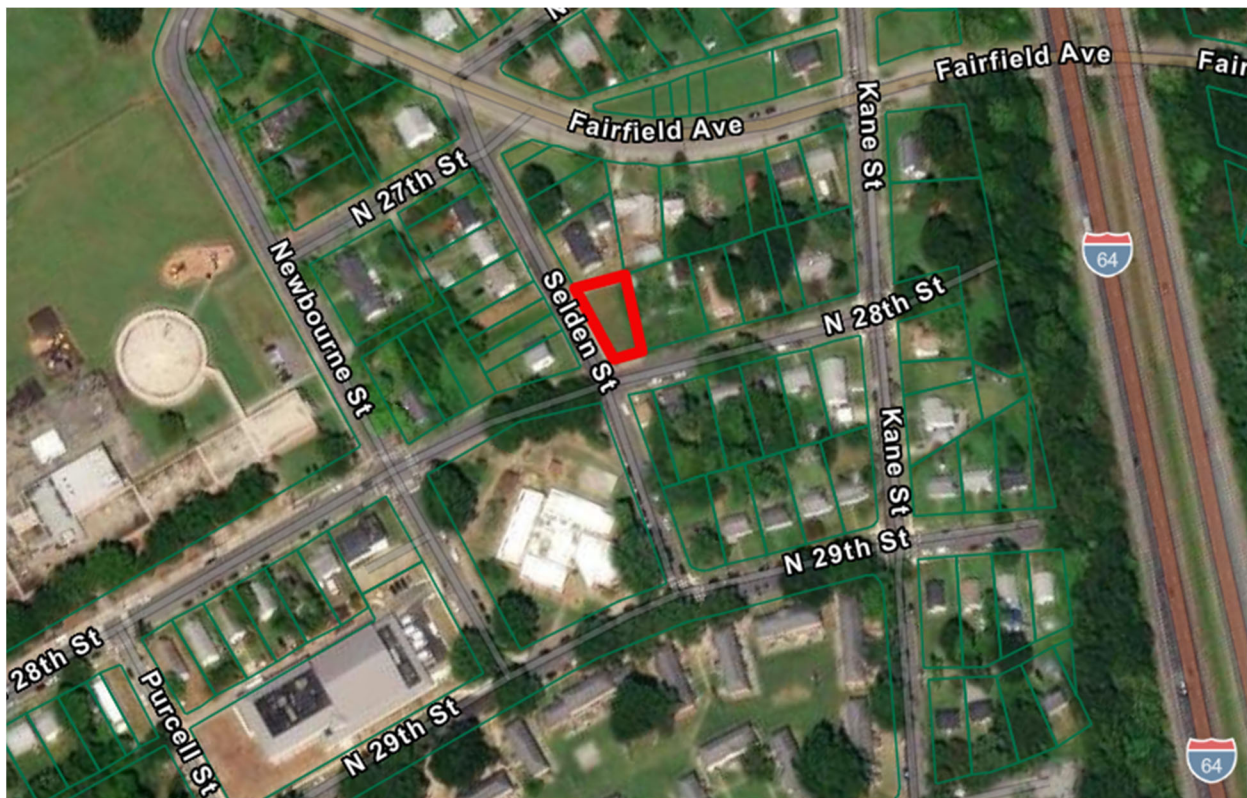
## Introduction

The property owner is requesting a special use permit (the "SUP") for 2202 N 28<sup>th</sup> Street (the "Property"). The SUP would authorize the construction of two single-family attached dwellings. While the single-family dwelling use is permitted by the underlying R-5 Single-Family Residential District, the attached use is not, and therefore a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northeastern corner of the intersection of Selden and N 28<sup>th</sup> Street and is currently vacant. The Property is referenced by the City Assessor as tax parcel E012-0292/010 and is roughly 46' wide by 110' deep containing approximately 5,060 square feet of lot area.



Properties in the vicinity are developed with a mix of residential and neighborhood-serving uses. Single-family dwellings in the area are a mixture of one- and two-story structures. Across the street lies the Anna Julia Cooper School and further down N 28<sup>th</sup> Street to the south is Woodville Elementary School. To the east lies the Creighton Court housing development and to the west lies the Fairfield Court housing development, both of which are managed by the Richmond Redevelopment and Housing Authority

## **EXISTING ZONING**

The Property is zoned R-5 Single-Family Residential. All adjacent properties are also zoned R-5. Importantly, many of the existing lots in the area have non-conforming lot widths and lot areas. Further to the north and south, are properties zoned R-53 Multi-Family Residential and to the east, beyond I-64, is Henrico County.

## **TRANSPORTATION**

The Property is located less than a quarter mile from GRTC bus stop # 3667 which is served by Route 12 and provides access from Shockoe Bottom to Downtown.

## **MASTER PLAN DESIGNATION**

The proposed development is consistent with the Richmond 300 Master Plan (“the Master Plan”), which recommends “Neighborhood Mixed-Use” for the Property. This use is described 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.” The Master Plan also recommends a development style that “feature 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.”

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, including:

- 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.”
- 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 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 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 applicant is proposing to split the existing lot and construct two new, single-family attached dwellings, one on each of the newly created parcels.

### PURPOSE OF REQUEST

The Property is 46 feet wide, contains approximately 5,060 square feet of lot area, and is currently vacant. The owner is proposing to divide the Property and construct two new single-family attached dwellings. While the Single-family dwelling use is permitted by the underlying R-5 zoning district, the attached dwelling use is not and, therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality single-family dwellings. Importantly, these dwellings are designed as homeownership opportunities for low-income, typically first-time home buyers with an AMI level of 80% or below. Also, 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

When complete, the proposed dwellings would each be two stories in height. They would include approximately 1,632 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The proposed first-floor plans are classic and efficient, and the second floor includes a primary bedroom with en-suite bathroom. The new dwellings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch on each dwelling would engage the street and provide usable outdoor living space. The proposed dwellings massing, and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

## Findings of Fact

The following are factors indicted 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 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 proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 proposed 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 two new, single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity for low-income, typically first-time homebuyers consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

THIS IS TO CERTIFY THAT ON 02/10/22 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



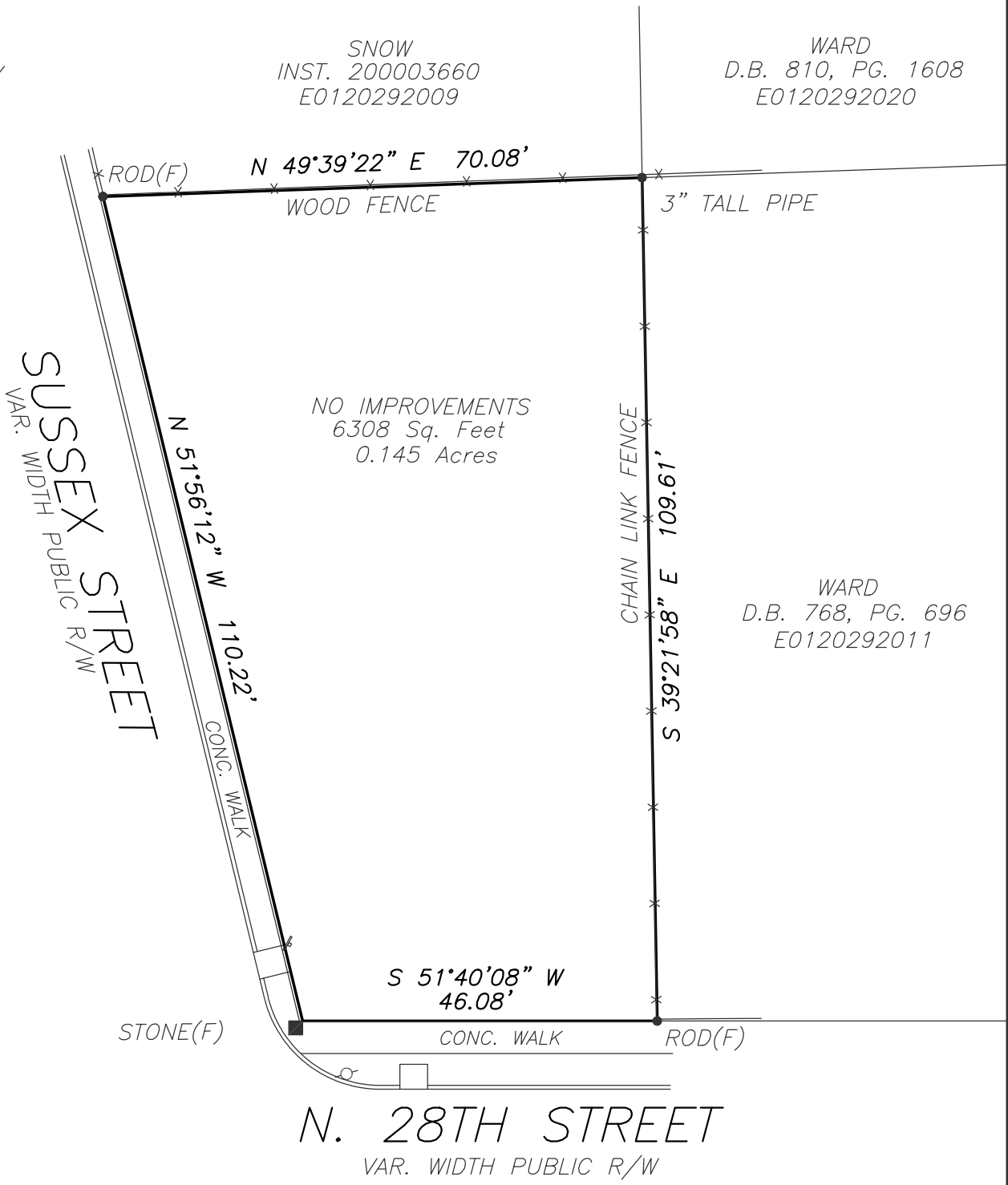
*Brian Long*  
 BRIAN LONG, L.S.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



SNOW  
 INST. 200003660  
 E0120292009

WARD  
 D.B. 810, PG. 1608  
 E0120292020



WARD  
 D.B. 768, PG. 696  
 E0120292011

## SURVEY OF 2202 NORTH 28TH STREET

LONG SURVEYING, LLC  
 4650 FACTORY MILL ROAD  
 MAIDENS, VA 23012  
 804-314-5620

CITY OF RICHMOND  
 VIRGINIA  
 FEB. 10, 2022  
 SCALE: 1"=20'



ADDRESS: 2202 N 28TH STREET  
PARCEL: E0120292010  
ZONED R-5

LOT SIZE: 6308 SQ. FT.

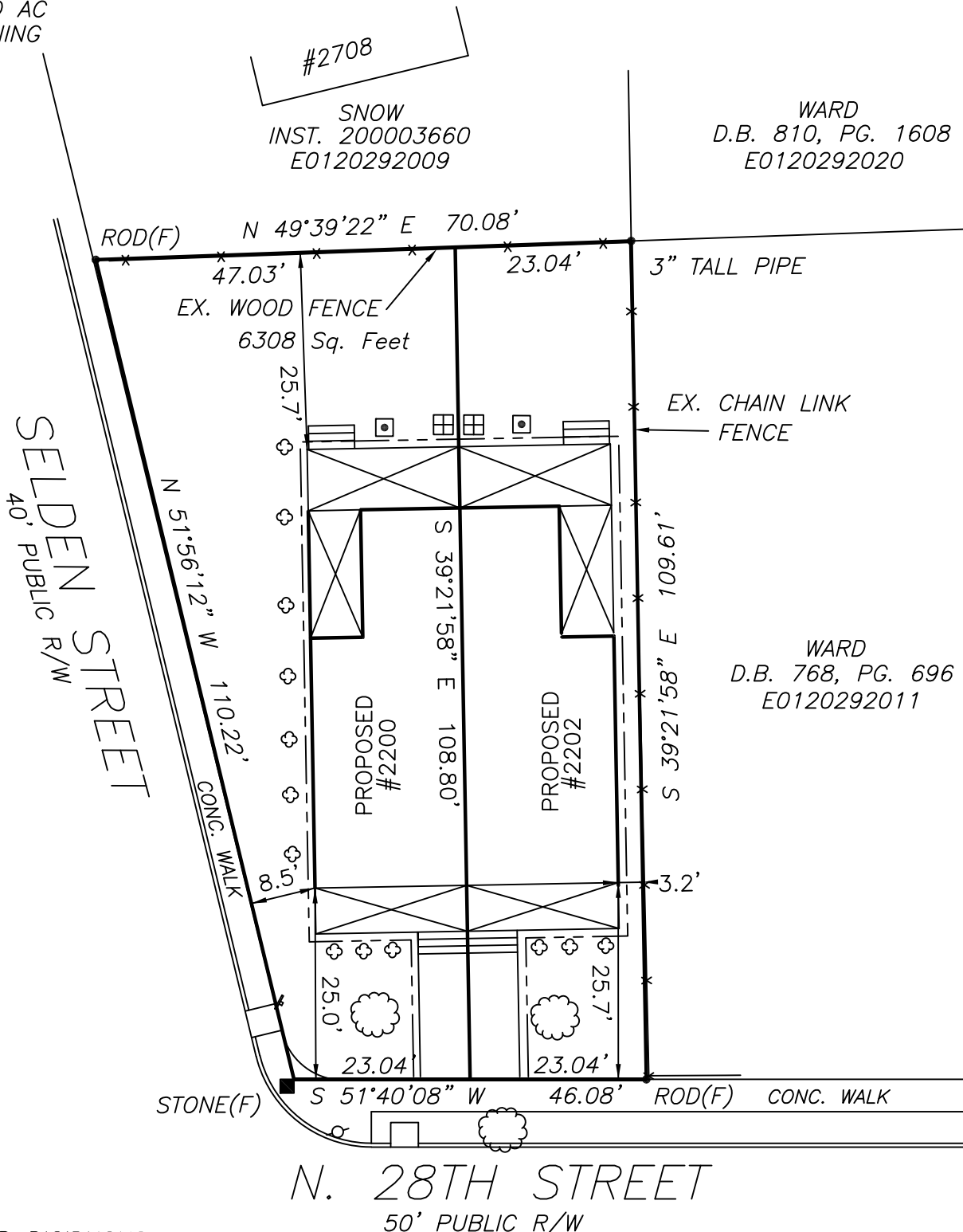
AREA OF DISTURBANCE: 2292 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDED WITH GRASS.



--- LIMITS OF DISTURBANCE

- ⊕ PROPOSED NATIVE / NON-INVASIVE BUSH
- ▣ PROPOSED TRASH/ RECYCLE W/SCREENING
- ⊞ PROPOSED AC W/SCREENING



#2708  
SNOW  
INST. 200003660  
E0120292009

WARD  
D.B. 810, PG. 1608  
E0120292020

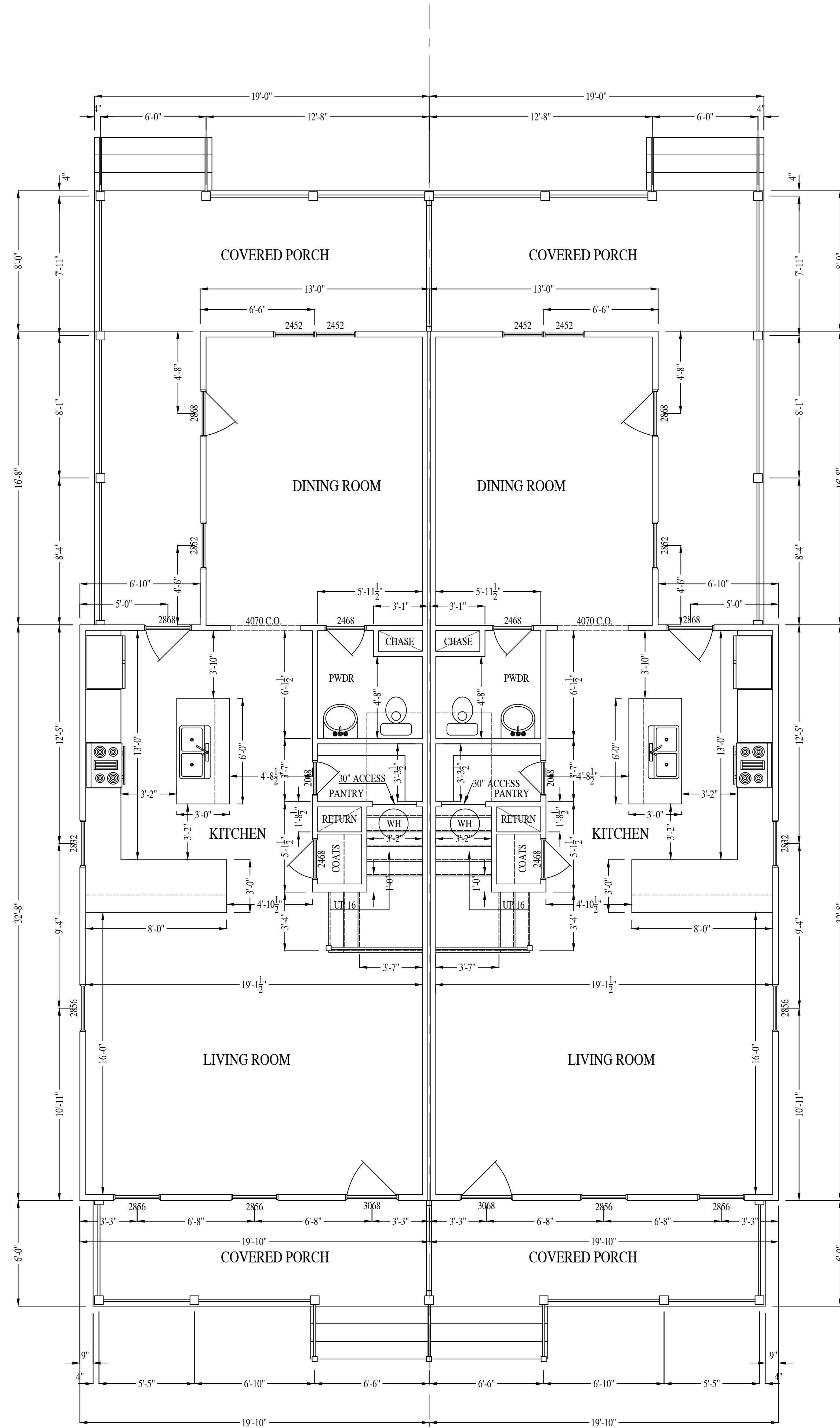
WARD  
D.B. 768, PG. 696  
E0120292011

PROPOSED DICIDUOUS  
TREE PER APPROVED  
URBAN FORESTRY LIST

## SITE PLAN 2202 NORTH 28TH STREET

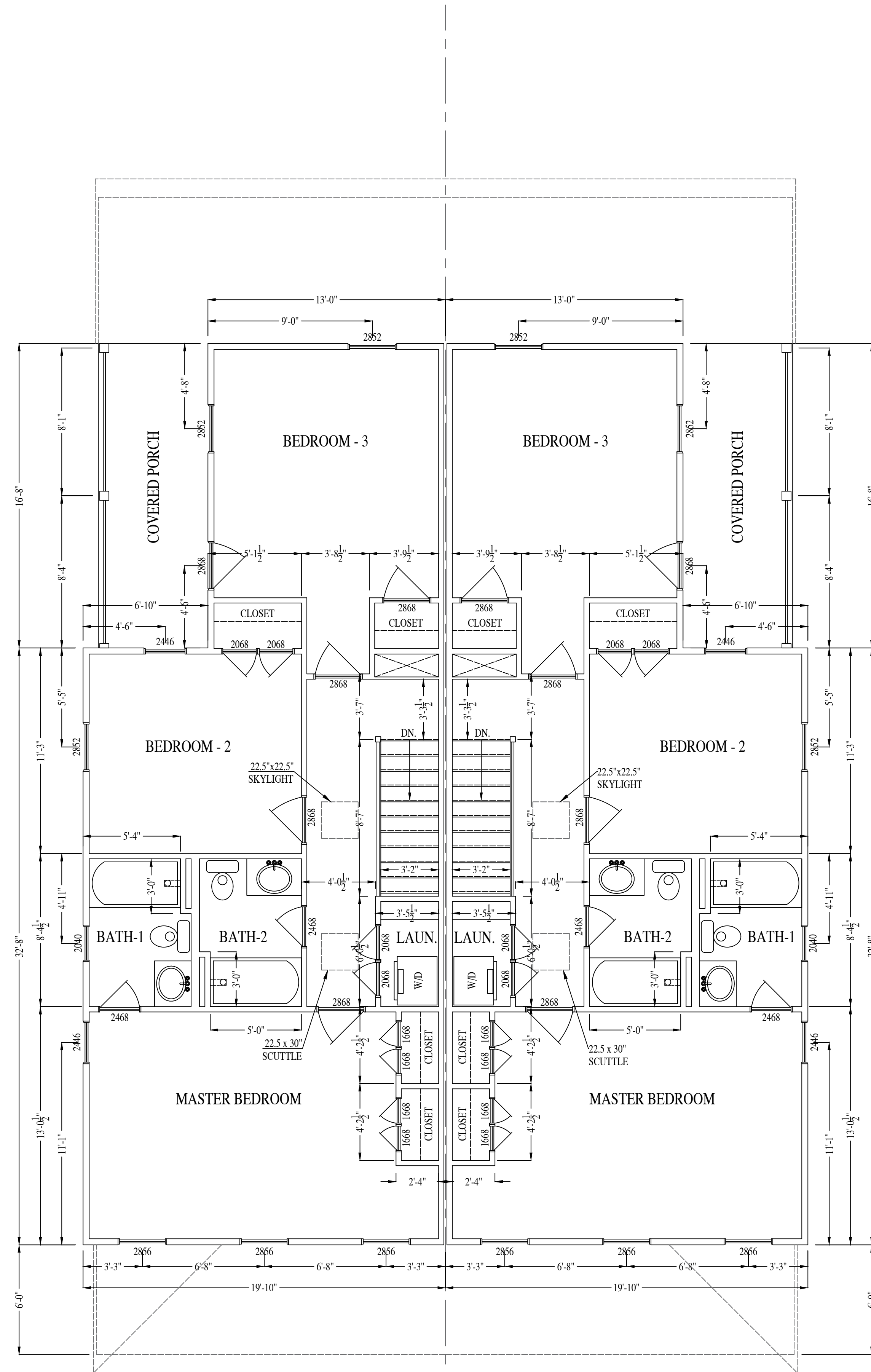
LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
SEPT. 29, 2023  
SCALE: 1"=20'



# FIRST FLOOR PLAN

860 S.F.



# SECOND FLOOR PLAN

860 S.F.

2200-2202 N 28TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

### REVISION NOTES

DATE	START

SCALE:  
1/4" = 1'-0"

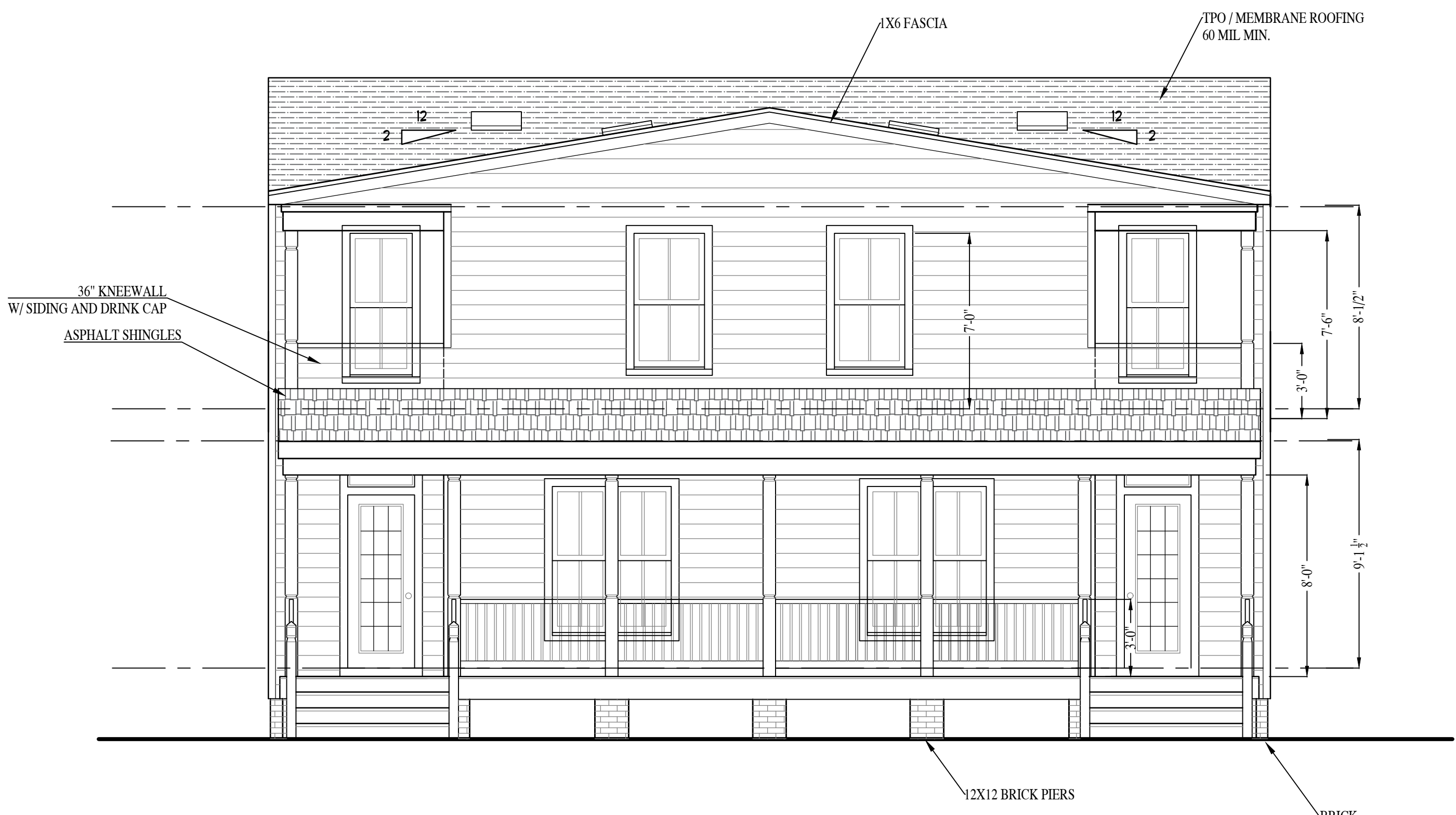
DATE:  
7-27-2023

SHEET:  
A1.1





**RIGHT ELEVATION**



**REAR ELEVATION**

2200-2202 N 28TH ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

**REVISION NOTES**

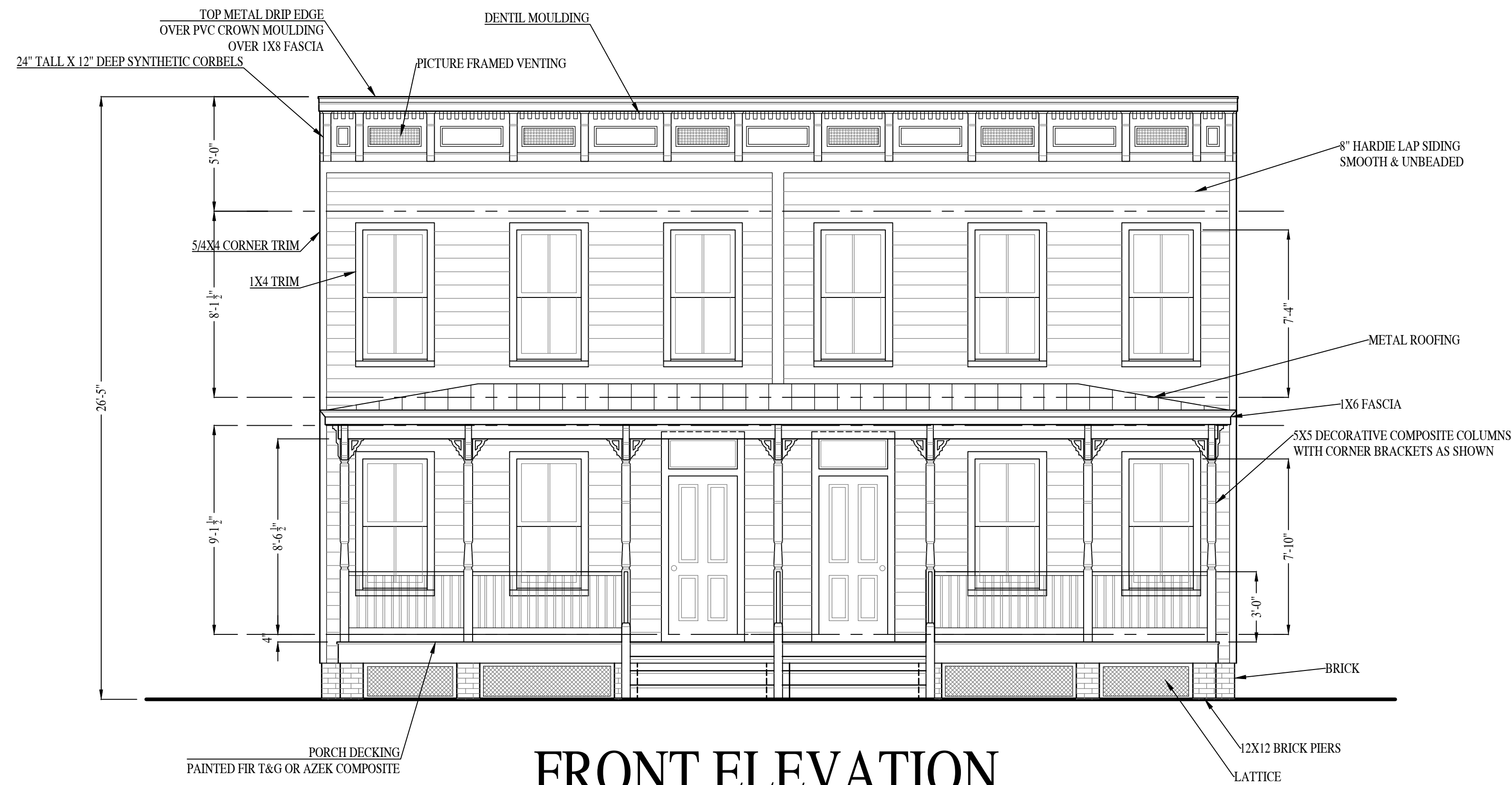
DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 7-27-2023

SHEET:  
 A2.2





**FRONT ELEVATION**



**LEFT ELEVATION**

2200-2202 N 28TH ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

SCALE:  
 1/4" = 1'-0"

DATE:  
 7-27-2023

SHEET:  
 A2.1





# City of Richmond Department of Planning & Development Review

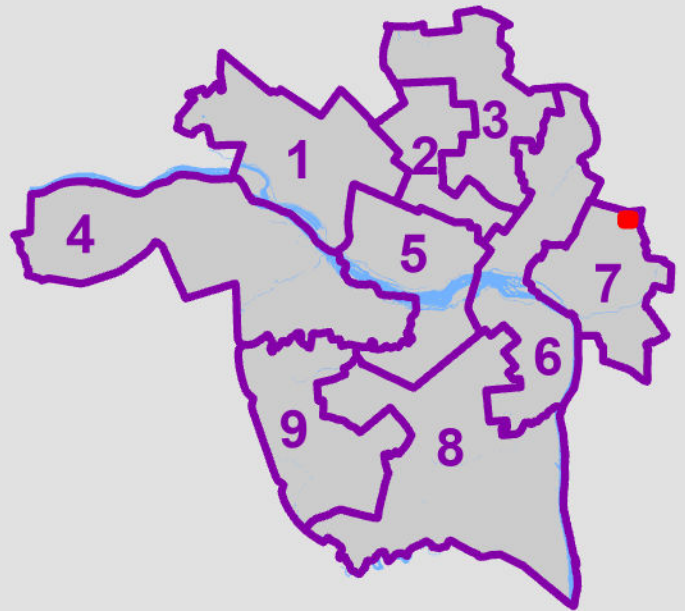
## Special Use Permit

**LOCATION:** 2202 N 28th Street

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 2202 N 28th Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

