



Applicant's Report
Special Use Permit Application

Re: Midlothian Village Apartments (to be renamed The Belt Atlantic)
4000 - 4034 Midlothian Turnpike
Richmond, VA 23224

The above referenced property is an existing apartment complex with no proposed change to use or building square footage. The site is currently zoned R-53 Multifamily Residential and is either fully conforming or legally non-conforming with all current zoning ordinances, with the exception of parking screening. The requirement for visually screening the parking lots has been in place since the original construction of the buildings in the early 1970s. The ordinance requires either a continuous evergreen vegetative screen or an opaque structural screen. The current vegetation has deteriorated so as not to be considered continuous and the fencing is not solid and does not obstruct the views into the property.

The property has recently been sold and the new owner is planning an extensive renovation to address deferred maintenance items as well as security and crime issues. The owner had a consultant look at measures that could be taken on the site to address security, and landscaping is a major item that can help improve security, as it currently is so dense and overgrown within the site that it prohibits visibility and may make residents feel more vulnerable. It is the intent to clean up the landscaping and provide new where warranted, within the site as well as at the perimeter, but also to improve the line of sight across the property with shrubbery kept low and tree canopies kept high. Cutting off view of the site from outside the property lines would not be positive for the activity the owner is trying to eliminate. Both the Virginia Housing Development Authority and the local councilman are in support of improving the visibility into and across the site from the perimeter as a means of discouraging criminal activity, and it would be in the best interest of the residents and surrounding properties to reduce negative activities on this site.

The zoning code requirement from which we are seeking relief is Section 30-710.13 Perimeter Buffers.

Please feel free to contact me with any questions or to discuss further.

Best regards,

Melissa Cox, AIA, NCARB