



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: 1701 Roseneath Road Date: February 9, 2022
 Tax Map #: N0001792015 Fee: \$2400.00
 Total area of affected site in acres: 1.188 acres

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

Zoning

Current Zoning: B-7
 Existing Use: Road construction and equipment sales and service

Proposed Use

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

Seven story mixed use development
 Existing Use: Road construction and equipment sales and service

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Jennifer D. Mullen

Company: Roth Jackson Gibbons Conklin, PLC
 Mailing Address: 1519 Summit Avenue, Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 977-3374 Fax: ()
 Email: jmullen@rothjackson.com

Property Owner: Richmond Machinery & Equipment Co. Contract Purchaser - 1701 Roseneath, LLC - Nolen Blackwood

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: 7301 Boulder View Ln.
 City: North Chesterfield State: VA Zip Code: 23225
 Telephone: (804) 320.0422 Fax: ()
 Email: nblackwood@blackwooddevelopment.com

Property Owner Signature:  Jennifer D. Mullen by Power of Attorney

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)

Jennifer D. Mullen

Richmond Office

(804) 977-3374(direct)

jmullen@rothjackson.com

February 22, 2022

VIA EMAIL

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use Permit Request: 1701 Roseneath Road; Tax Map no. N0001792015

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a special use permit request (the "SUP") for the property known as 1701 Roseneath Road, identified as Tax Parcel N0001792015 (the "Property"). The Property is located on the east side of Roseneath Road between Rockbridge Street and Norfolk Street. The Property consists of a single lot of record containing approximately 1.2 acres of land area that is improved by three (3) single-story buildings that total to be approximately 12,368 square feet according to records of the City Assessor. The SUP would facilitate the redevelopment of the Property with a seven-story mixed use building containing 250 multi-family dwelling units, commercial space and associated parking deck.

The Property is zoned B-7 Mixed-Use Business, which permits the proposed use as a matter of right. The B-7 district generally limits building height to five (5) stories. The surrounding properties to the north, east, and south are also zoned B-7 Mixed-Use Business. Consistent with this zoning designation, these properties are occupied by a range of uses including industrial, multi-family dwellings, and commercial/retail uses.

The proposed dwelling units would be configured on floors three thru seven and floors one and two would contain the commercial space, amenity areas and parking deck. A courtyard amenity space would be available for the use of residents, and would be improved with hardscaping, landscaping, seating areas and a pool.

The proposed parking deck would include 226 parking spaces. These parking spaces would be shielded from public view by the ground commercial space, lobby, and amenity areas. An additional 24 on-street parking spaces are available along the frontage resulting in a total of 250 parking spaces on the Property per applicable off-street parking regulations. Access to the parking deck would be from Norfolk Street, which is designed minimize potential vehicular conflict with pedestrians along the priority street frontage of Roseneath Road.

The Richmond 300 and Pulse Corridor Plan recommends "Industrial Mixed-Use" for the Property. This land use category is described in the Pulse Corridor Plan as areas that are "traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain

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industrial uses," (*Richmond 300*, p. 62 and *Pulse Corridor Plan*, p. XII). The recommended density for this land use designation is described as being three (3) to eight (8) stories. Typical principal uses include Industrial, multi-family residential, office, retail, and personal service. This request is consistent with the Pulse Corridor Plan recommendation. The Property was rezoned in 2017 to B-7 as part of a Pulse Corridor Plan-driven rezoning to ensure that consistency. The B-7 district contemplates the proposed use as being appropriate while the proposed height is within the range suggested by the Richmond 300 and Pulse Corridor Plan. The proposal would also support a number of transit-oriented design principles contained in the Richmond 300 and Pulse Corridor Plan. This would include, but not be limited to, creating a denser, more compact development pattern to add housing and create a more walkable and vibrant corridor and increasing access and ridership for the local transit network.

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the community involved. The development of this underutilized property as proposed, in conjunction with the high quality/benefits provided by the SUP, will provide positive impacts in terms of health, welfare, etc.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation will easily be handled by the existing road network. Off-street parking is proposed and in conjunction with the availability of public transit, will alleviate any potential impacts due to additional parking demand. As such, the SUP will not create 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 SUP will not tend to overcrowd the land or create an undue concentration of population. The request is consistent with the guidance offered by the Pulse Corridor Plan, and is therefore representative of the community's goal with regard to density along the Pulse corridor.
- **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 SUP 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 adversely affected.

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Summary

This request represents an ideal urban infill development for this location. The request offers a development alternative that is consistent with the Richmond 300 land use recommendation and addresses a number of transit-oriented design principles contained in the plan. Finally, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality development than might be developed by right.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,

Jennifer D. Mullen, Esq.

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