



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

October 29, 2021

*Special Use Permit Request
908 W 31st Street, Richmond, Virginia
Map Reference Number: S000-1363/010*

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

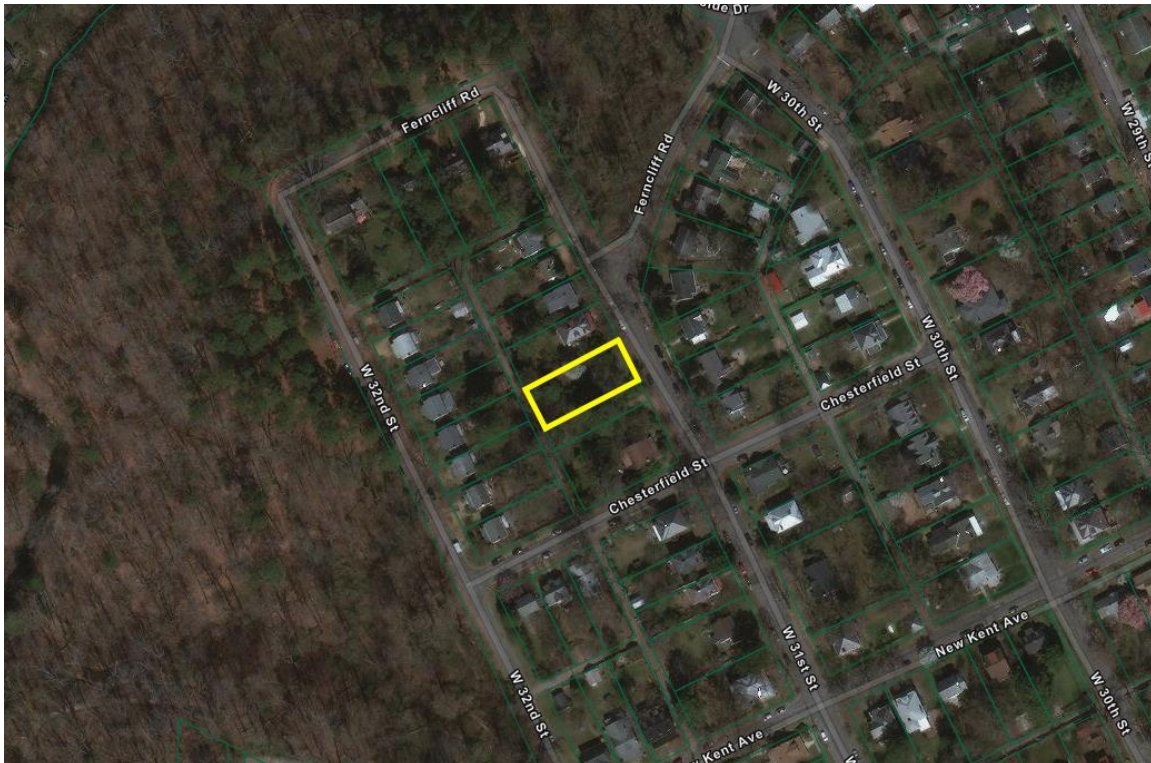
Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 908 W 31st Street (the "Property"). The SUP would authorize the construction of two (2) single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single Family Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of W 31st Street between Chesterfield Street and Ferncliff Road. It is referenced by the City Assessor with a tax parcel number of S000-1363/010 and is approximately 62 feet in width and 148 feet in depth. The Property consists of two lots (Lots 9 and 11 of Block 67) from the original Woodland Heights Subdivision. The Property is currently vacant and has access provided at the rear by means of a north-south alley.



A majority of properties in the area are developed with single-family detached dwellings. The overall lot pattern in the vicinity reflects the original lot pattern of the Woodland Heights Subdivision with lots ranging in width from 31 feet, the width of a single subdivision parcel, to lots

which are 93 feet wide, consisting of three subdivision parcels. At 62 feet in width and containing 9,176 square feet of lot area, the Property is large and only exceeded in size by one parcel on the block. The abutting Property at 906 W 31st Street is a buildable lot that is 31 feet in width – the same size as the lots that are contemplated by this request.

EXISTING ZONING

The Property and all properties in the immediate vicinity are zoned R-5 Single Family Residential, which permits the proposed single-family detached dwellings. Many properties in the vicinity do not conform to the R-5 feature requirements for lot area or lot width.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.

Proposal

PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots to be known as 908 and 910 W 31st Street and the construction of two single-family detached dwellings. The two new dwellings would be located on lots that would each be 31 feet in width and contain approximately 4,588 square feet of lot area. While this configuration is consistent with historic development of the Property and the neighborhood, the R-5 District lot area and width requirements would not be met for the two new lots, and therefore, a SUP is required. All other aspects of the underlying zoning requirements will be met including the provision for off-street parking.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate home ownership opportunity that is consistent with the goals of the Master Plan while remaining compatible with the overall historic fabric of the neighborhood.

PROJECT DETAILS/DESIGN

The proposed lot split would result in two lots, each to be occupied by a new single-family dwelling. The new lots would remain consistent with the original underlying Woodland Heights Subdivision lots at 31 feet in width and containing 4,587.99 square feet of lot area. The southern parcel, originally lot 9 of Block 67, would retain the 908 W 31st Street address while the northern parcel, originally lot 11 of Block 67, would be known as 910 W 31st Street.

When complete, the proposed dwellings would each be two stories in height and 24 feet in width and consist of three bedrooms and two-and-one-half bathrooms. The dwelling on the parcel to be known as 908 W 31st Street would contain 2,016 square feet of finished floor area with the option for a finished attic which could add an additional 432 square feet of floor area. The dwelling on the parcel to be known as 910 W 31st Street would contain 2,512 square feet of finished floor area with an optional finished attic which could add an additional 462 square feet of floor area. The dwellings would be of a traditional design that is consistent with the architectural character found within the neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. Each of the new dwellings include a master bedroom with en-suite bathroom and walk-in closet. Full-width front porches are also proposed for each dwelling along with an off-street parking space for each dwelling accessible from the rear alley. Care was taken in the design and siting of the dwelling to ensure compatibility with other homes in the neighborhood and that all other zoning standards would be met.

Findings of Fact

The following are factors indicated 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 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings 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 SUP 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 SUP would not adversely affect the above referenced City services.

- ***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 and normal side yard setbacks would be met. 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 construction of two high-quality, single-family detached dwellings on the Property. This proposal represents an ideal infill development for this location which reflects the lot pattern of the historic Woodland Heights Subdivision. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed. This would contribute to the overall vibrancy of the neighborhood through the provision of an appropriate traditional neighborhood form and a use that is consistent with the historic development pattern of surrounding neighborhood and the goals set forth in the Richmond 300 Master Plan.