

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-118

To authorize the special use of the property known as 3102 P Street for the purpose of one two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 9 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3102 P Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of one two-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 9 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, 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, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3102 P Street and identified as Tax Parcel No. E000-0723/028 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements at 3102 P Street, in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated August 9, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Improvements on No. 3102 P Street, in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 7, 2024, and last revised November 22, 2024, and “3102 P ST.,” prepared by River Mill Development, and dated November 21, 2024, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as one two-family detached dwelling, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

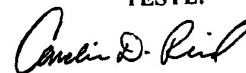
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

A handwritten signature in cursive script, appearing to read "Carlin D. Reed".

City Clerk

DATE: March 13, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 3102 P Street for the purpose of one two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a two-family detached dwelling in an R-6 zoning district that cannot meet lot area and width requirements. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Church Hill North neighborhood, located near the corner of P Street and North 31st Street. The property is currently a 3,300 sq. ft. (.0758 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined 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. Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

The current zoning for this property is R-6 Single-Family Attached Residential. Adjacent properties are located within a mix of zones, including R-48 Multifamily Residential and B-2 Business District. The area is generally multi-family residential, with some single-family

residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is two units upon .0758 acres or 26 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 12, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 3, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey,

STAFF:

Madison Wilson, Planner Madison.wilson@rva.gov, 804-646-7436



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)

Construction of a two-family detached dwelling

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: Rojas

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 12th, 2024

Special Use Permit Request

3102 P Street, Richmond, Virginia

Map Reference Number: E000-0730/028

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:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

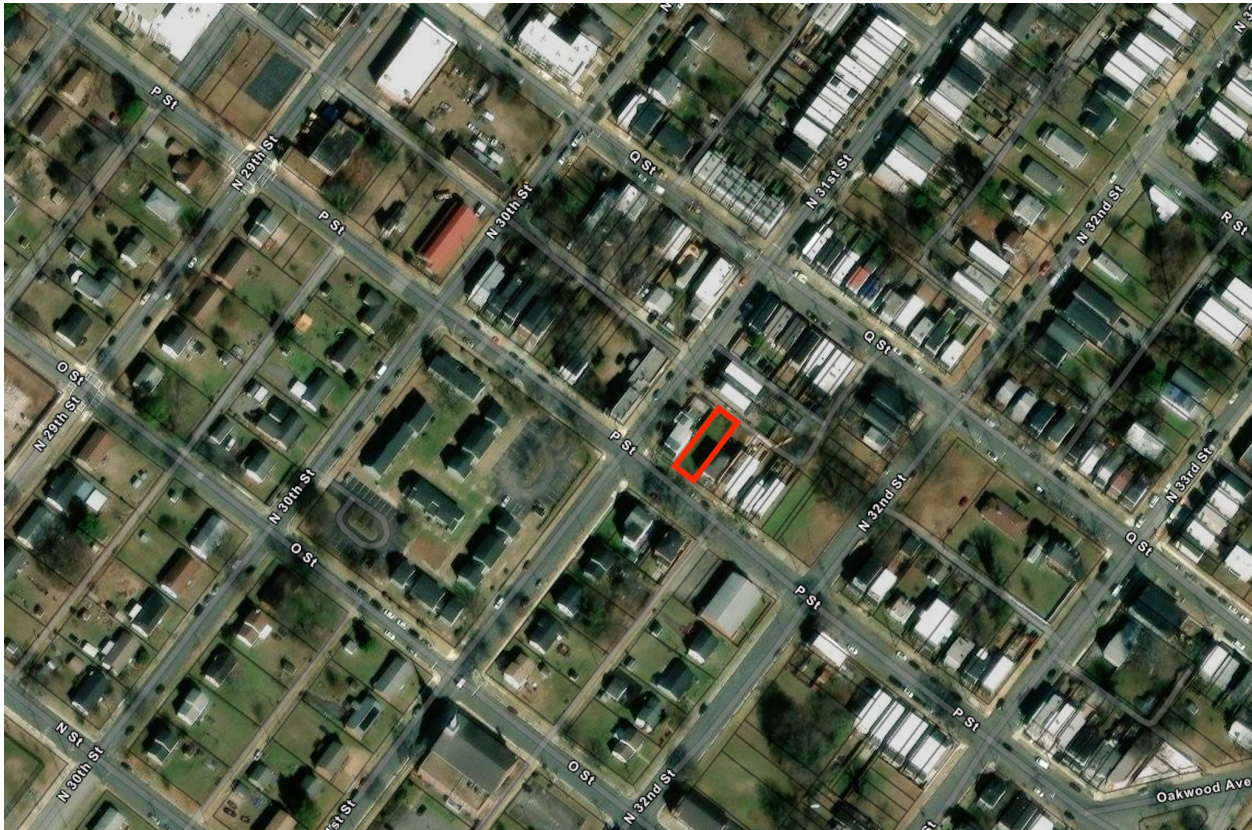
Introduction

The property owner is requesting a special use permit (the "SUP") for 3102 P Street (the "Property"). The SUP would authorize the construction of one two-family detached dwelling (a "duplex") which, while permitted by the underlying R-6 Single-Family Attached Residential district zoning, does not meet some of the feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of P Street between N 31st and N 32nd Streets and is referenced by the City Assessor as tax parcel E000-0723/028. The Property is approximately 33 feet wide by 100 feet deep and contains approximately 3,300 square feet of lot area and is currently vacant. Access is provided by means of an east-west alley located to the rear of the Property.



The properties in the area contain a range of uses, forms and materials. Within the 3100-block of P Street are predominately single-family, two-story dwellings of a range of forms, as well as the Fountain Baptist Church located at the corner of P and N 32nd Streets. Within the immediately

adjacent blocks can be found single- and two-family dwellings as well as a large multifamily development.

EXISTING ZONING

The Property and those nearby are zoned R-6 Single-Family Attached Residential which permits the proposed two-family use. To the southeast, across P and N 31st Street, lies a R-48 Multifamily Residential District. Further east, across N 30th Street lies a B-2 Business District.

TRANSPORTATION

Located 400 feet from the Property, less than a two-minute walk, is the 31st and O Street bus stop which serves the 12 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City. The Property is also located .6 miles from the 7 bus line which runs every thirty minutes.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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. Two-family dwellings are a primary use in the Neighborhood Mixed-Use designations which 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).

The Property is also located roughly 500 feet from the Micro Node centered at Oakwood Avenue and P Street. Nodes are described as “places in Richmond that can... accommodate additional growth in jobs and population” and Micro Nodes are specifically described as “A notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors.”

31st and P Streets are also both described by the Richmond 300 Master Plan as “Major Mixed-Use Streets” which are described as “carry[ing] high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas.”

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:

- 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.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).

- 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 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 proposed development includes the construction of one two-family detached dwelling on the currently vacant parcel.

PURPOSE OF REQUEST

The subject Property is a single legal lot of record and has a lot width of roughly 33 feet along P Street where residential lots are generally 33 to 16 feet in width and contains approximately 3,300 square feet of lot area. The applicant would like to construct a two-family detached dwelling on the parcel. While the proposed two-family use is permitted by the underlying R-6 district, like every other residential parcel in the block, the Property does not meet the required lot width and/or lot area and therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient while remaining consistent with the use permitted by-right by the underlying zoning. At the same time, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The new two-family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each would contain two bedrooms and two and a half bathrooms.

Both units would consist of approximately 1,313 square feet of floor area and have been designed to meet the needs of the market. The exterior design would be traditional in style and would be consistent with the character of the area. The building would be designed with a single entrance on the front facade to have the appearance of a single-family detached dwelling from the street.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A front porch would engage the street and provide usable outdoor living space. The building's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

Findings of Fact

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 special use permit for high-quality conversion of the existing dwelling 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 negligible traffic generation related to the proposed dwelling will result in 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 special use permit is consistent with the historical lot pattern and density in the vicinity and 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 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.

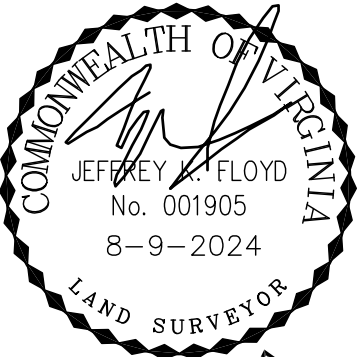
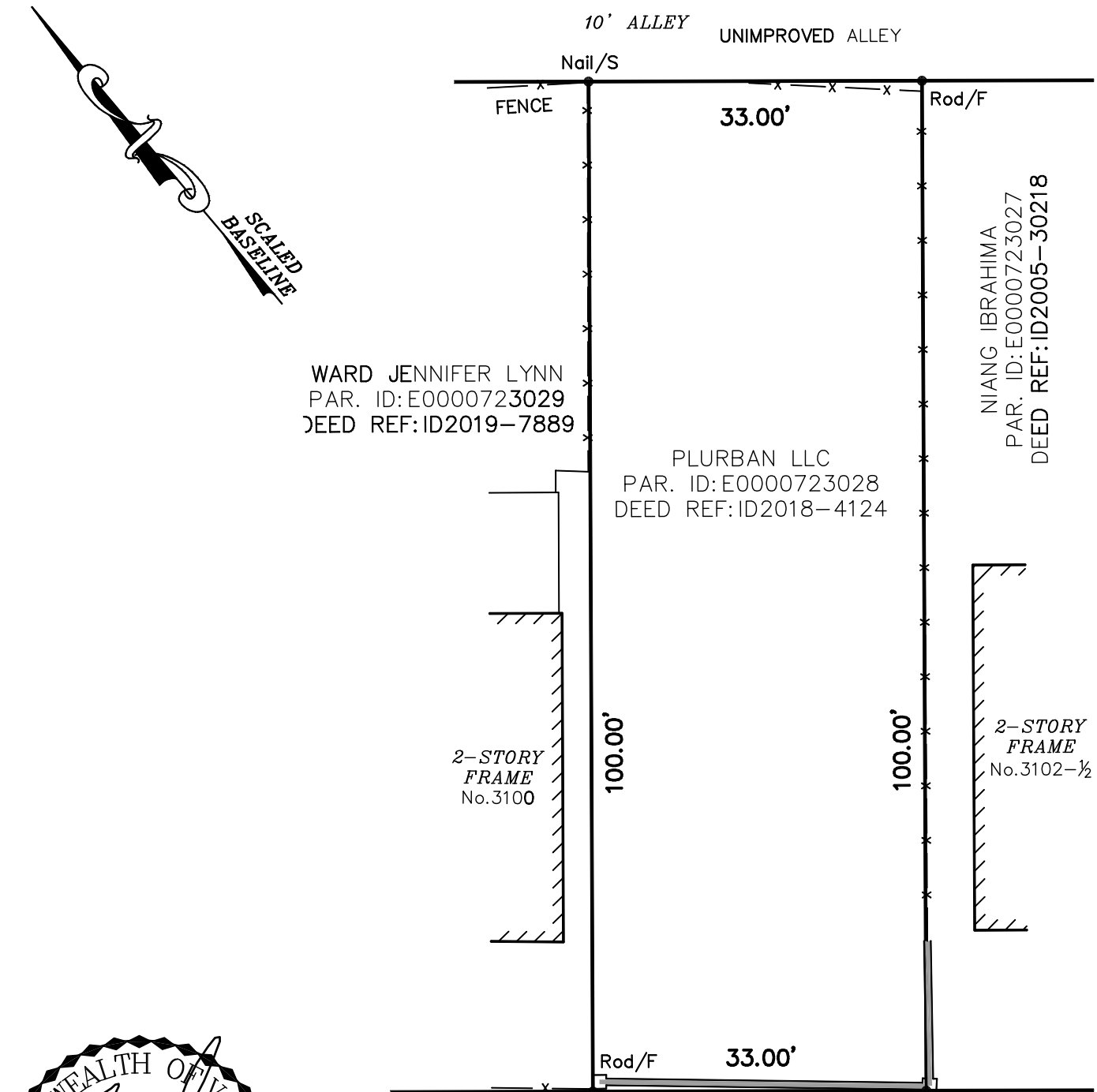
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development 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 the proposed two-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 8-9-2024 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

DATE: 8-9-2024

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

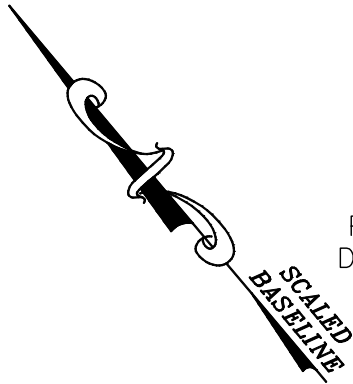
"P" STREET

66'± R/W

MAP SHOWING THE IMPROVEMENTS
AT 3102 P STREET
IN THE CITY OF RICHMOND, VA.

SCALE: 1"=30'

JOB NO. 202416390



PLURBAN LLC
PAR. ID: E0000723028
DEED REF: ID2018-4124

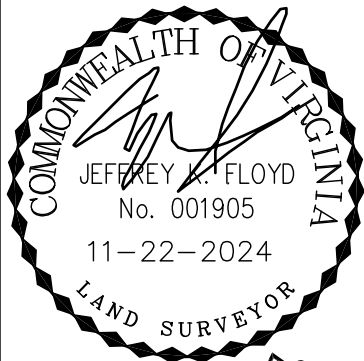
WARD JENNIFER LYNN
PAR. ID: E0000723029
DEED REF: ID2019-7889

NIANG IBRAHIMA
PAR. ID: E0000723027
DEED REF: ID2005-30218

NOTES:
TREE ID: 22454
REDBUD TREE
TO BE PLANTED

HVAC TO BE
SCREENED FROM
ROW

SHRUBS
MIN. OF
3 GALLON



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

REVISED: 11-22-2024

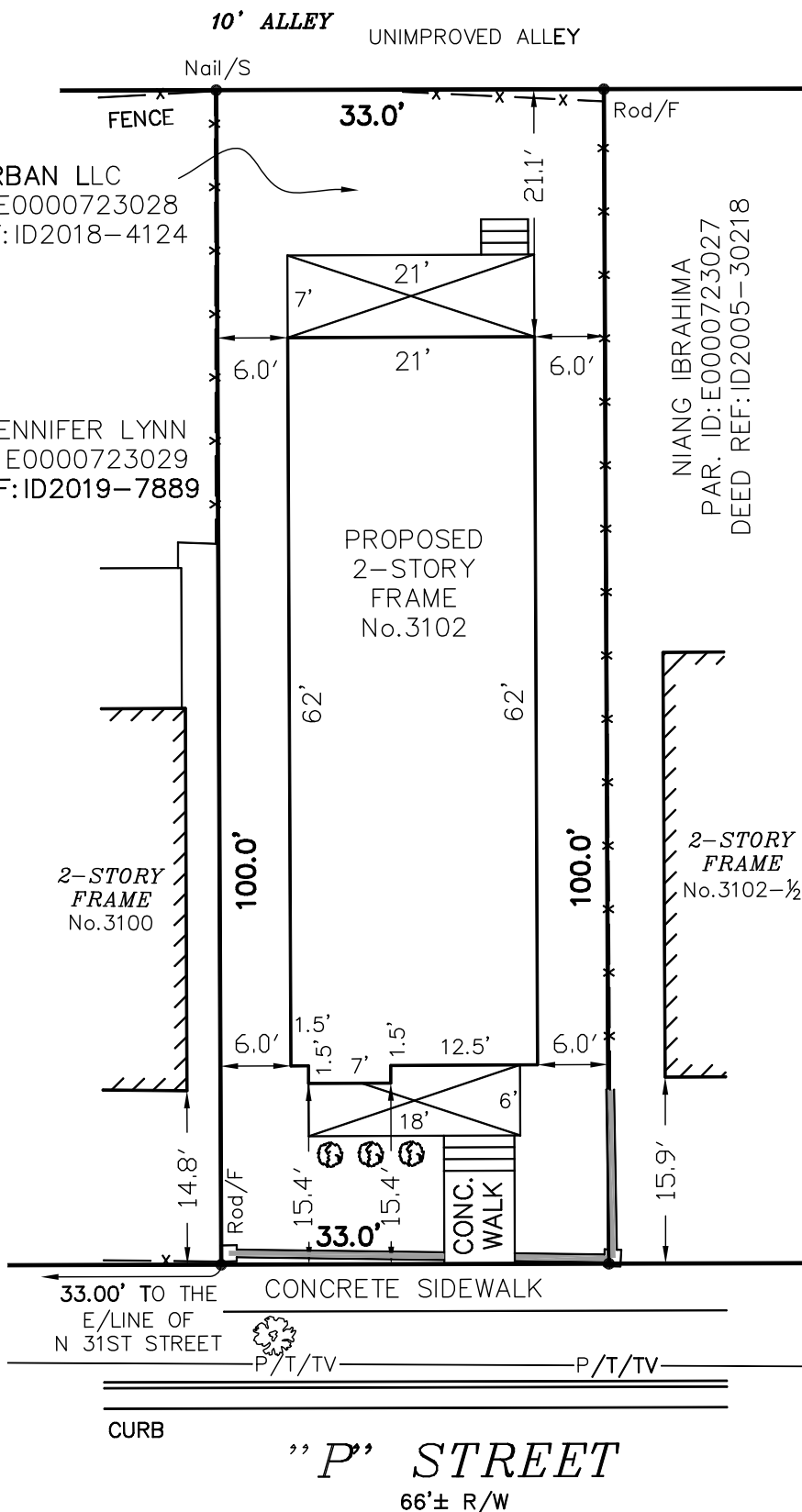
DATE: 10-7-2024

CERTIFIED BY JEFFREY K. FLOYD

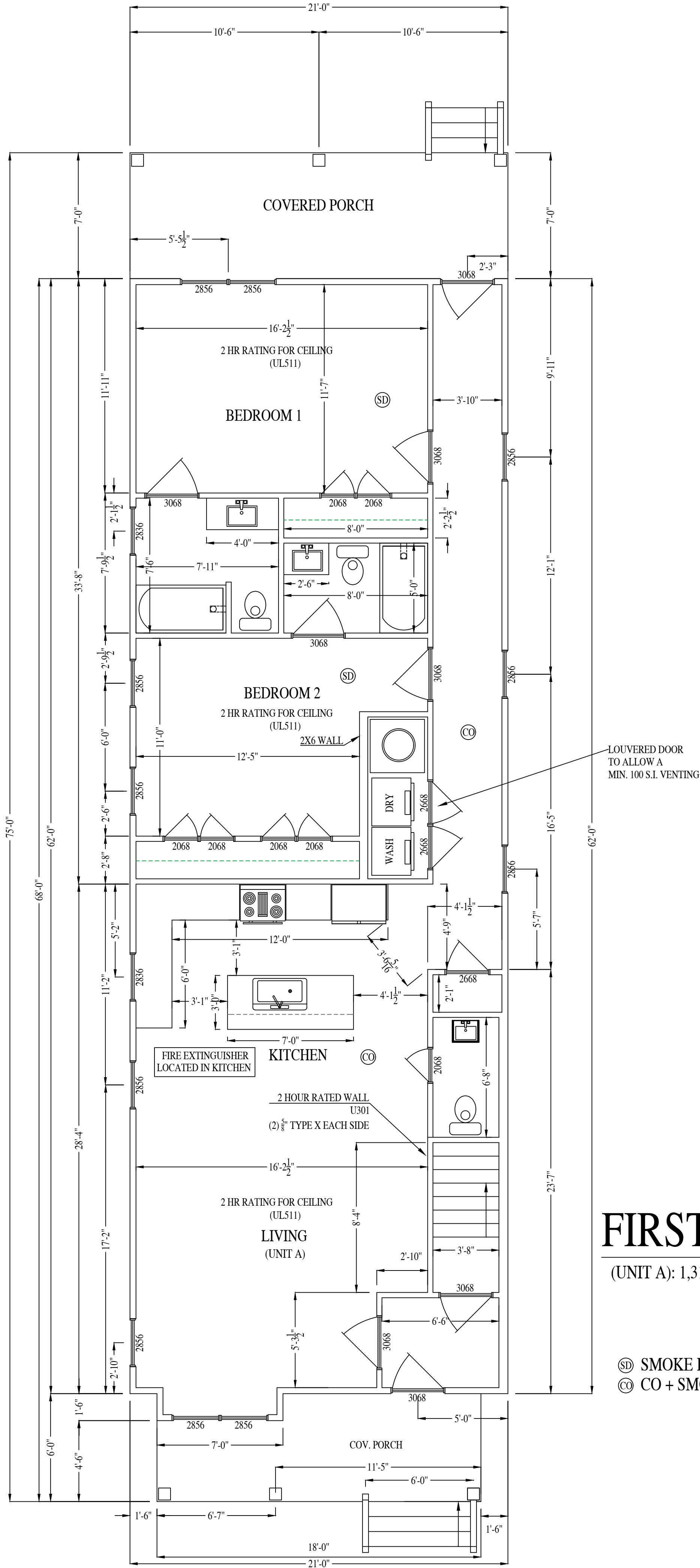
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=30'

JOB NO. 202416390



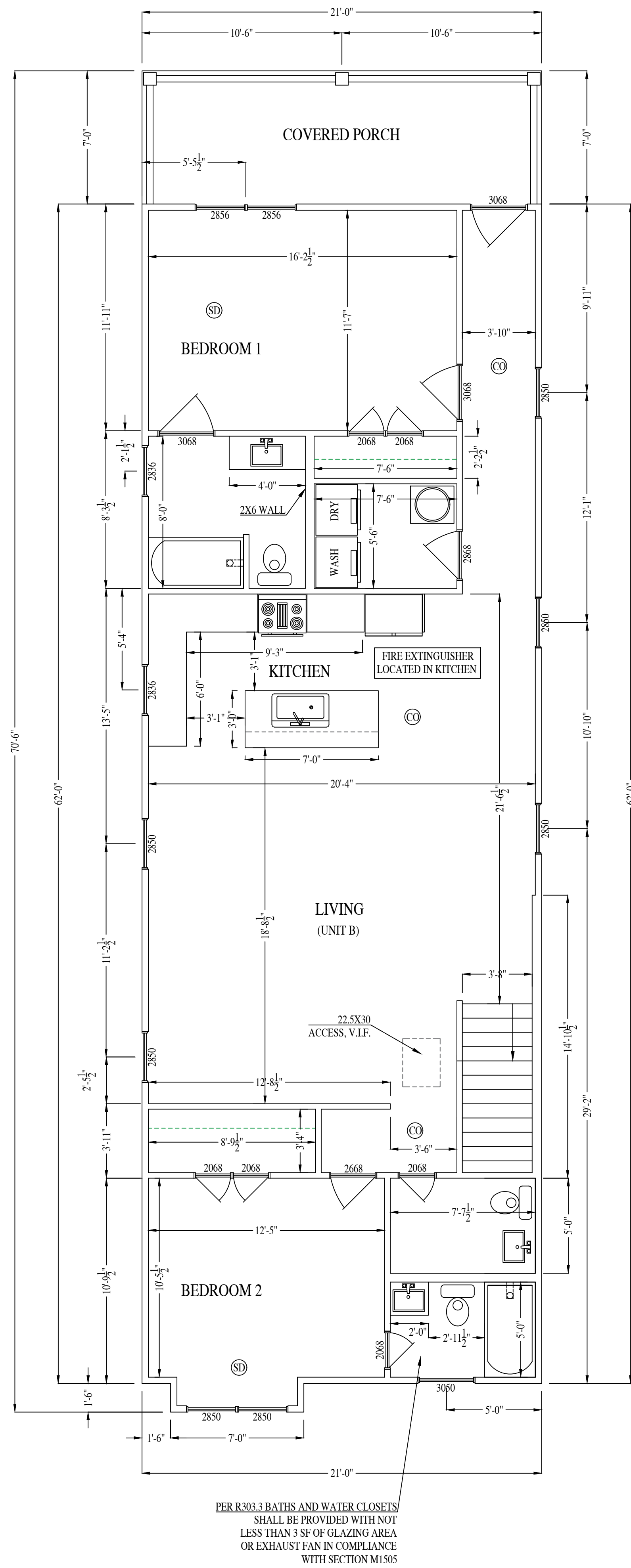
SKETCH SHOWING THE
PROPOSED IMPROVEMENTS
ON NO. 3102 P STREET
IN THE CITY OF RICHMOND, VA.



SECOND FLOOR PLAN

(UNIT B): 1,313 S.F.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



3102 P ST.

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

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

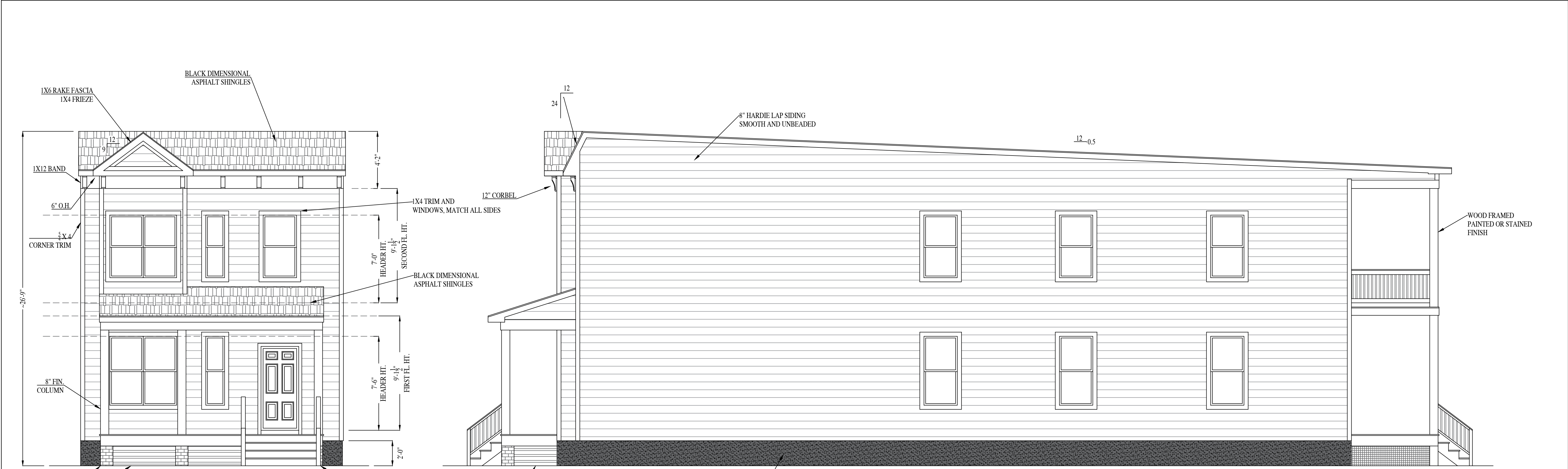
DATE:

11-21-2024

SHEET:

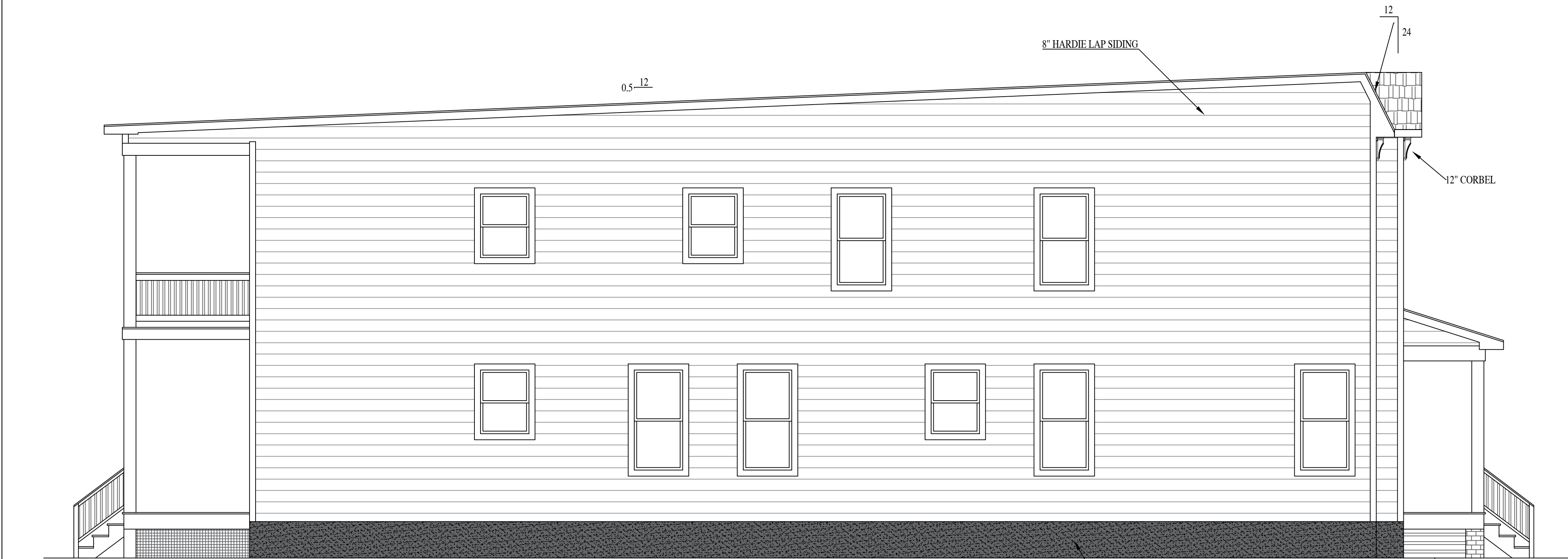
A1.1



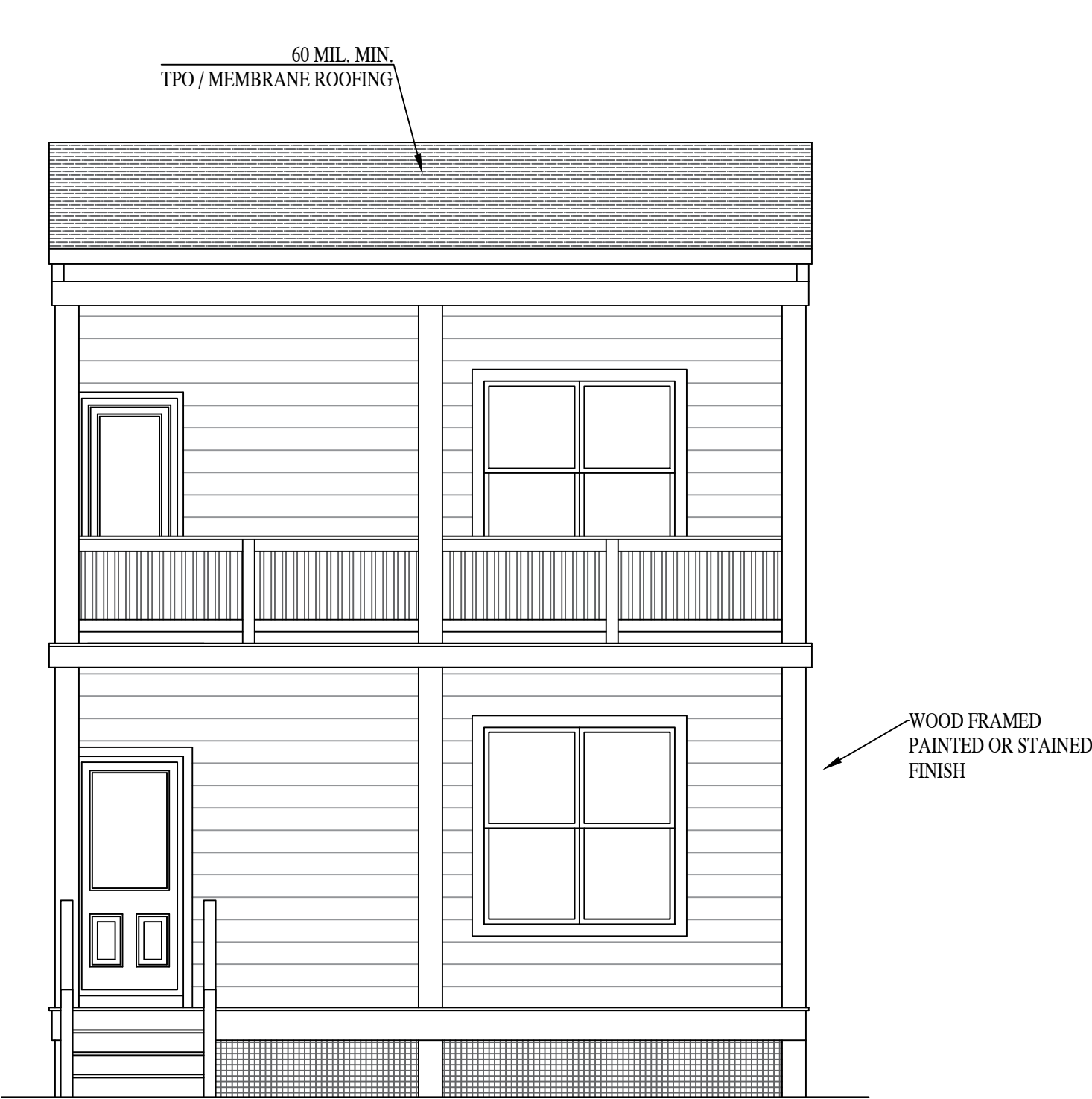


FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

3102 P ST.

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

REVISION NOTES

DATE	START

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

DATE:
11-21-2024

SHEET:
A2.1

