



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: 2711 Q Street Date: _____

Parcel I.D. #: E0000476007 Fee: \$300

Total area of affected site in acres: 0.074

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

New construction of two (2) single-family attached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: GREATER LEVEL PROPERTIES LLC

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: 1409 GREEN PASTURE RD

City: SANDSTON State: VA Zip Code: 23150

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

July 31st, 2023

*Special Use Permit Request
2711 Q Street, Richmond, Virginia
Map Reference Number: E000-0476/007*

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 2711 Q Street (the "Property"). The SUP would authorize the construction of two (2) single-family attached dwellings. While the single-family attached use is permitted by the underlying R-6 Single Family Attached 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 southern line of Q Street, mid-block, between N 27th and N 28th Streets. It is referenced by the City Assessor with a tax parcel number of E000-0476/007 and is approximately 33 feet in width and 100 feet in depth. The Property is currently vacant, and access is provided at the rear by means of an east-west alley and along the eastern property line by a north-south alley which spans the entire block.



The properties in the vicinity are primarily developed with single-family attached and detached dwellings though two-family dwellings and multi-family uses can also be found nearby. In the nearby vicinity are also a range of institutional and religious uses as well including the Good Shephard Baptist Church and George Mason Elementary School.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits the proposed single-family detached dwelling use. Parcels in the area differ in size

and frontage with many parcels in the vicinity unable to conform to the underlying R-6 lot width and area requirements. To the south of the subject Property in the same block lies a R-63 Multifamily Urban Residential zoning district which would require a lot width of 25 feet and area of 3,000 feet for a single-family attached dwelling.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation 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." Recommended development styles are described as featuring "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. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these 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 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- 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

PURPOSE OF REQUEST

The SUP would permit the division of the currently vacant Property into two lots and the construction of two single-family attached dwellings. The two new dwellings would be located on lots that would each be 16.7 feet in width and contain approximately 1,662 square feet of lot area. While this configuration is consistent with the historic development pattern of the block and the existing parcels within the neighborhood, the proposed lot widths do not permit the proposed dwellings to meet the R-6 District attached dwelling width and lot area requirements and therefore, a SUP is required. All other aspects of the underlying zoning requirements will be met.

PROJECT DETAILS/DESIGN

The proposed dwellings would each be approximately 13.2 feet in width, 52 feet in depth, and two stories in height. They would include approximately 1,636 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwellings would be of a traditional urban design with features that are consistent with the architectural character found in the older homes within the neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market including a primary bedroom suite with en suite bath. Full-width front porches are also proposed for each dwelling to address the street.

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 single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences consistent with Master Plan guidance.

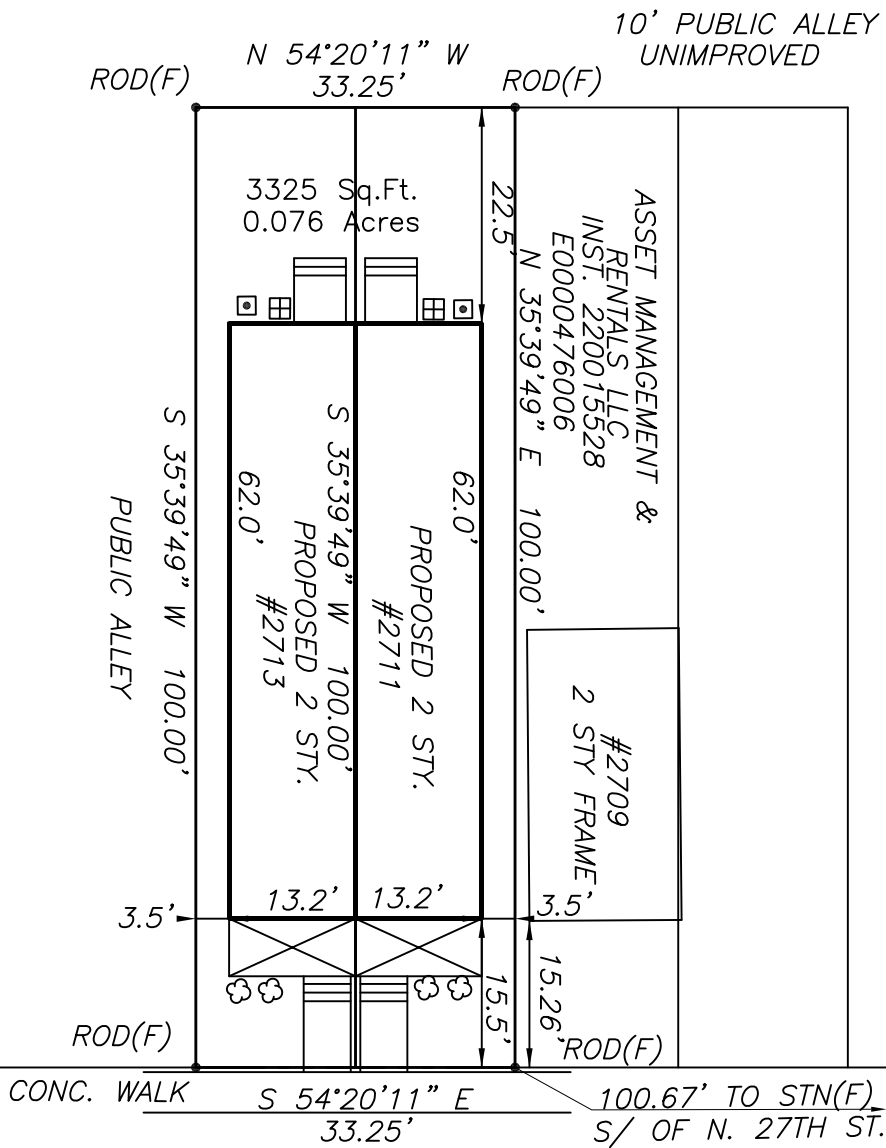
ADDRESS: 2711/2713 Q STREET
 PARCEL: E0000476007
 ZONED R-6
 SETBACKS
 FRONT: 15'
 SIDE: 5'
 REAR: 5'
 EX. LOT SIZE: 3325 SQ.FT.



ONCE CONSTRUCTION IS COMPLETE SITE IS TO BE PERMANENTLY SEEDED.

CITY BASELINE ASSUMED

- ☒ PROPOSED NATIVE / NON-INVASIVE BUSH
- ☒ PROPOSED TRASH/ RECYCLE W/SCREENING
- ☒ PROPOSED AC W/SCREENING



"Q" STREET
 VAR. PUBLIC R/W

SITE PLAN
 2711/2713 "Q" STREET

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

CITY OF RICHMOND
 VIRGINIA
 APRIL 19, 2024
 SCALE: 1"=20'

2711-2713 Q ST.

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

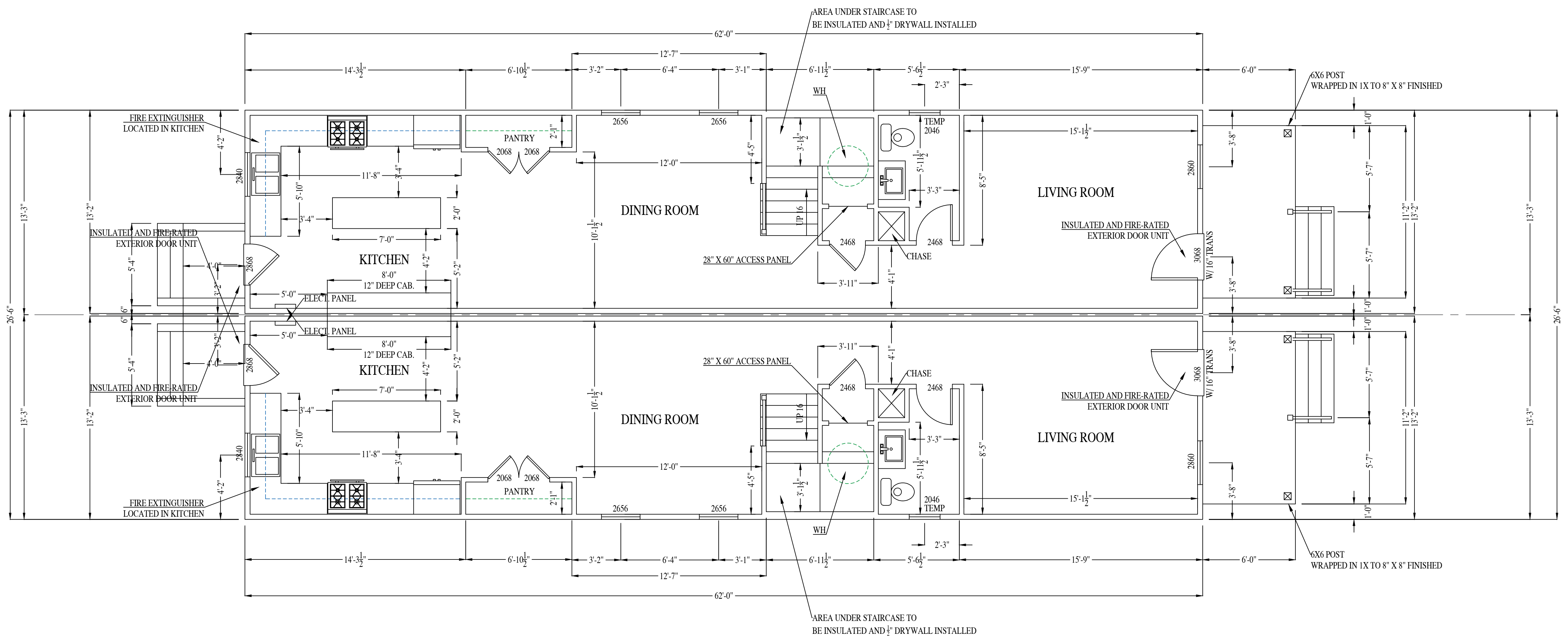
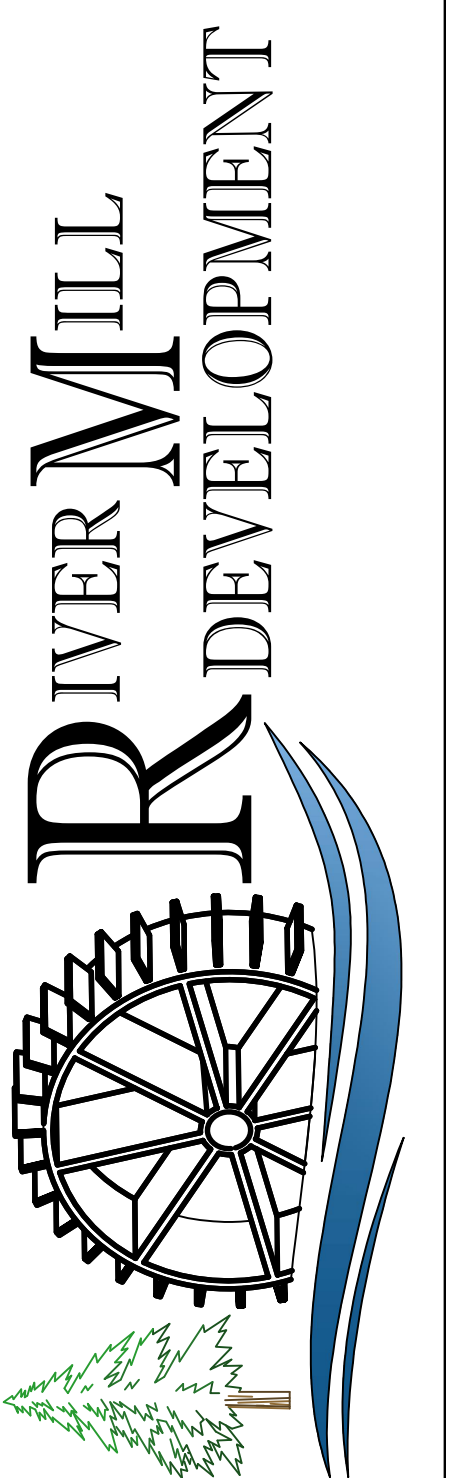
REVISION NOTES

DATE	DESCRIPTION
3-21-24	SUP CHANGES

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

DATE:
7-06-2023

SHEET:
A1.1



FIRST FLOOR PLAN

817 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

2711-2713 Q ST.

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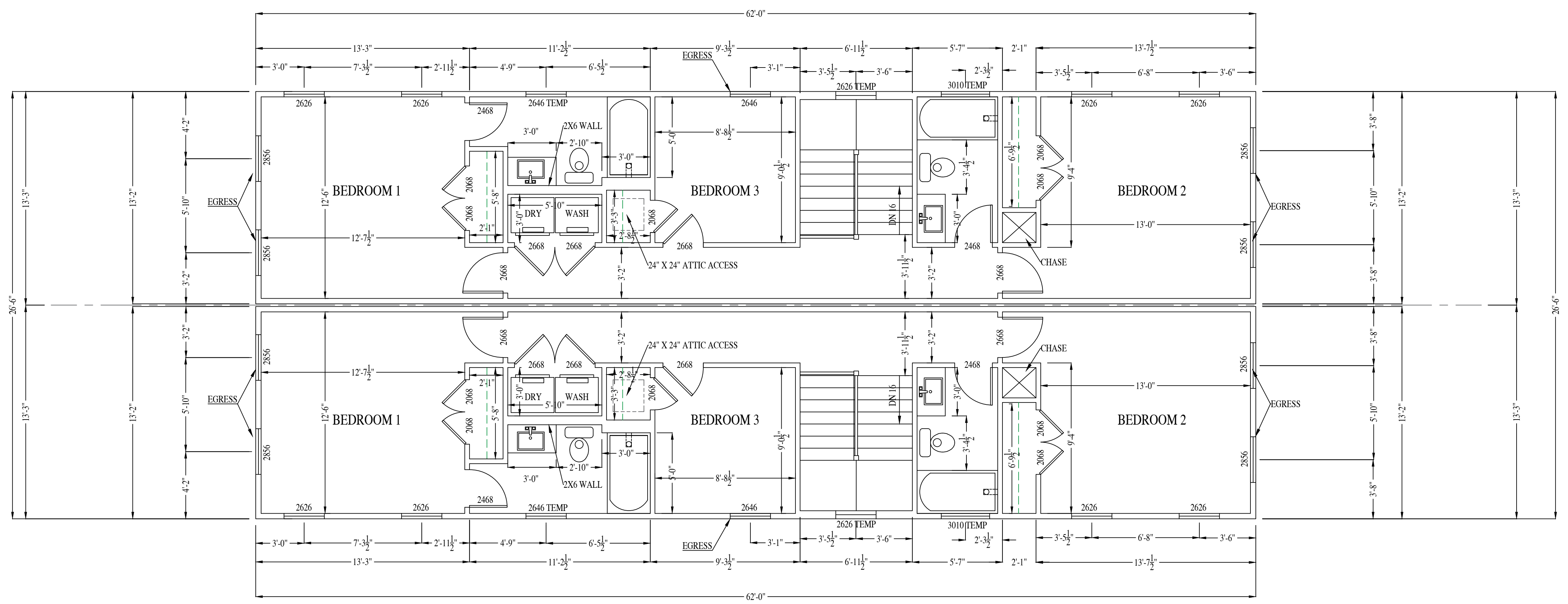
REVISION NOTES

DATE	DESCRIPTION
3-20-24	SUP CHANGES

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

DATE:
7-06-2023

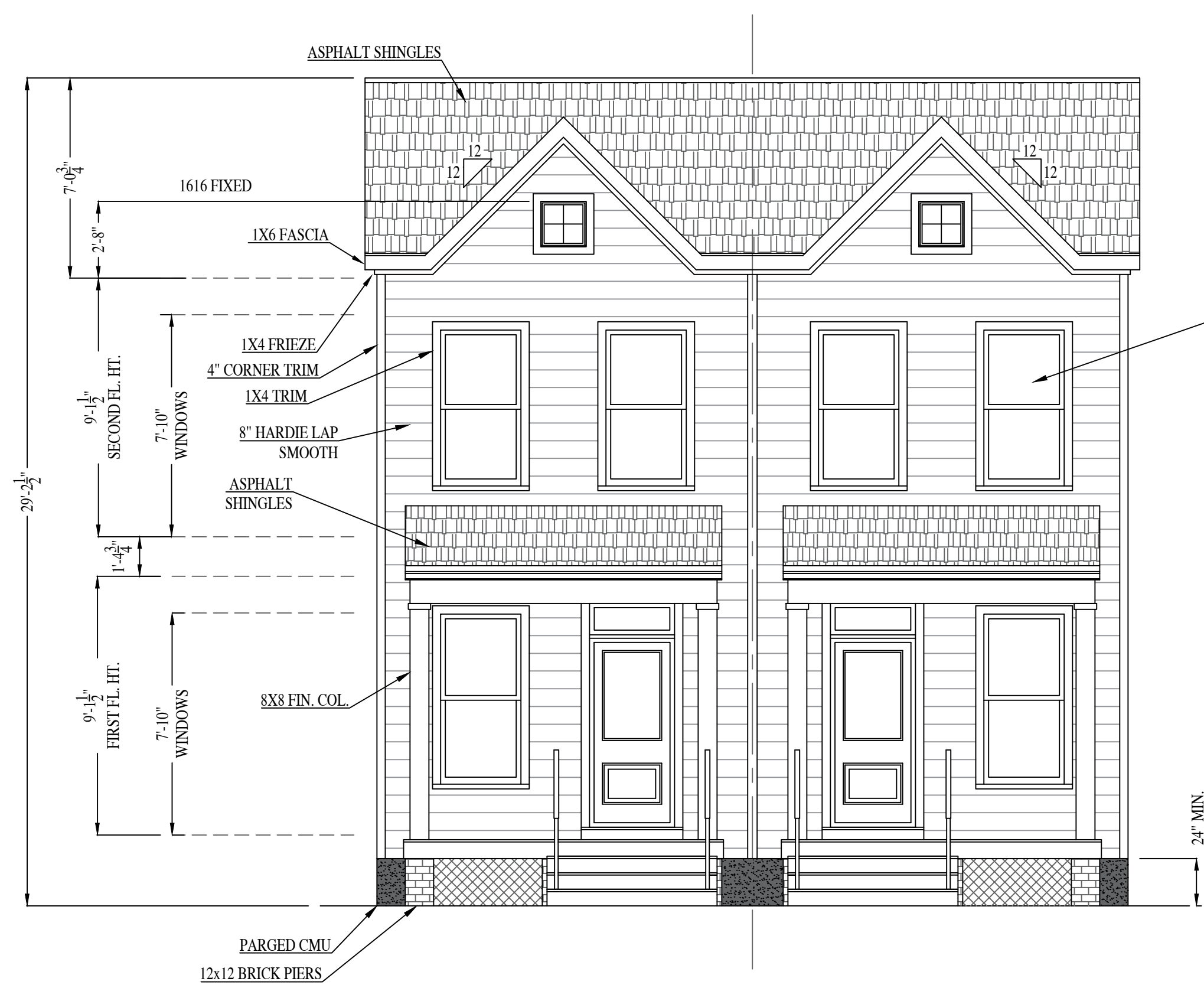
SHEET:
A1.2



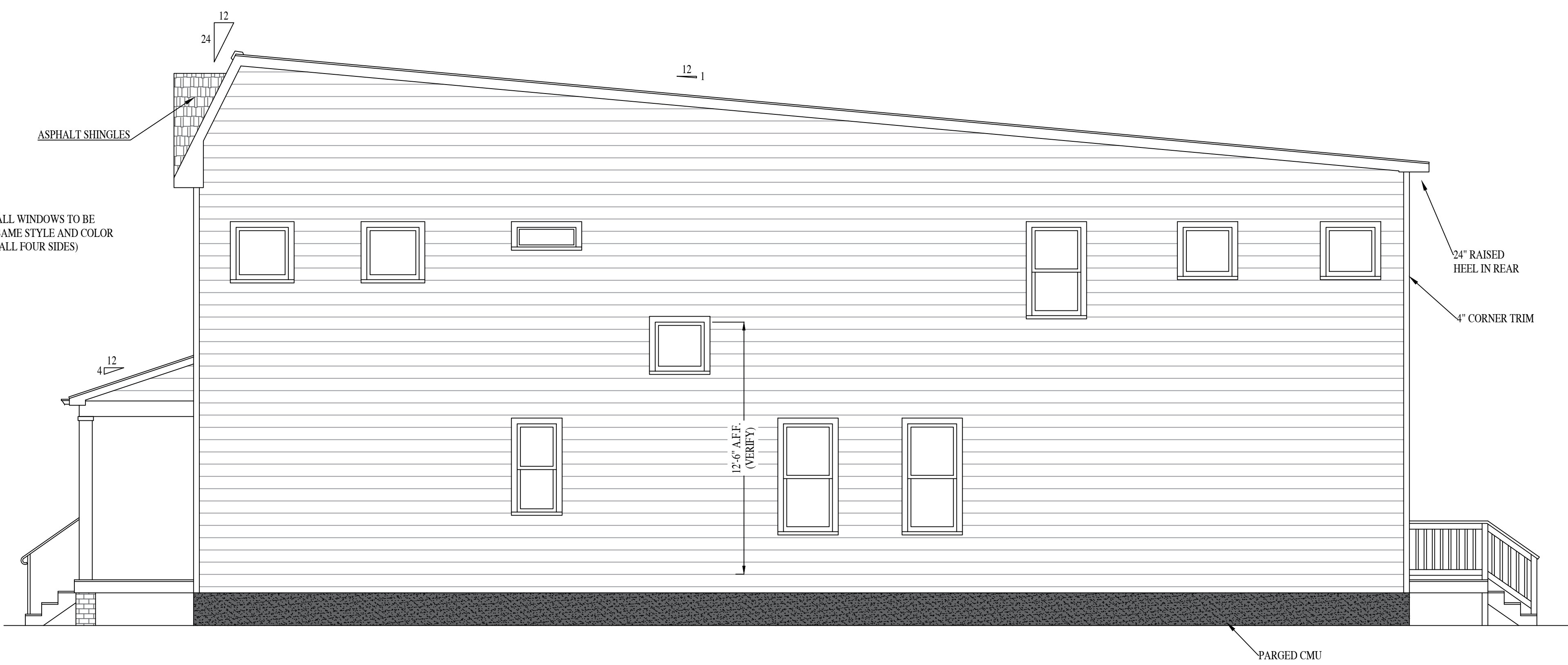
SECOND FLOOR PLAN

817 S.F.

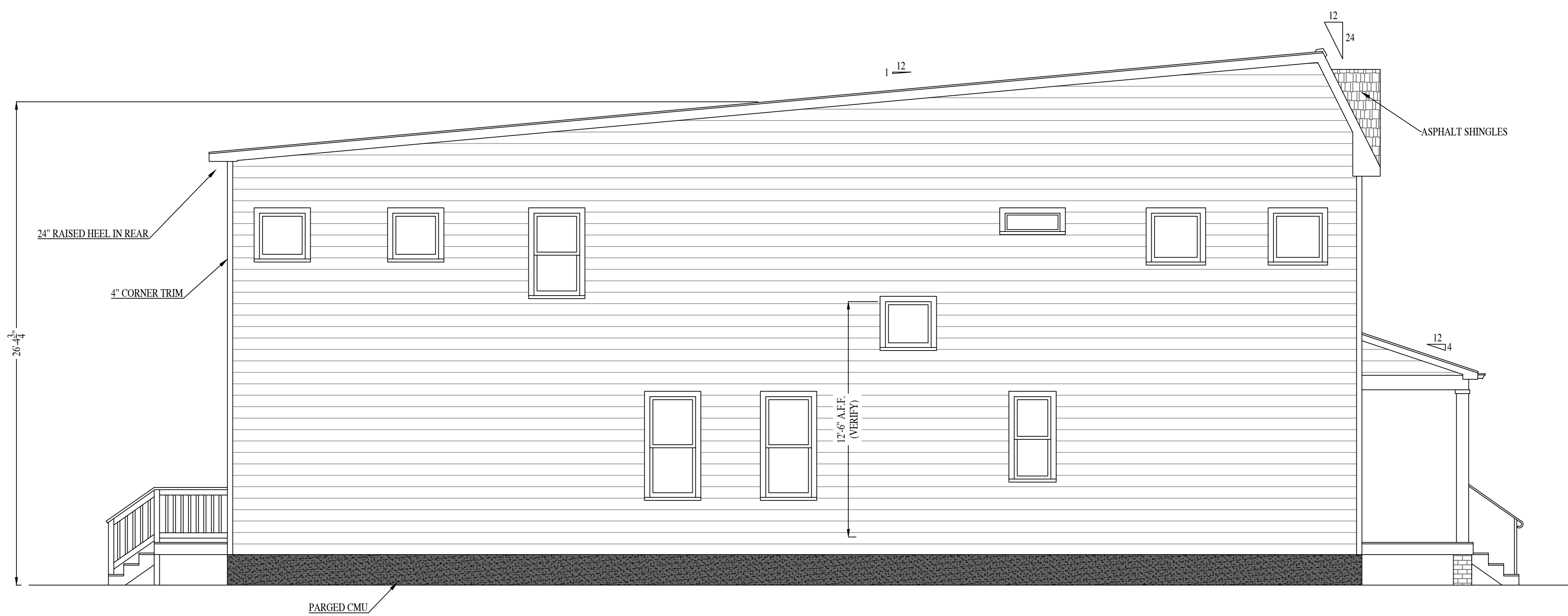
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



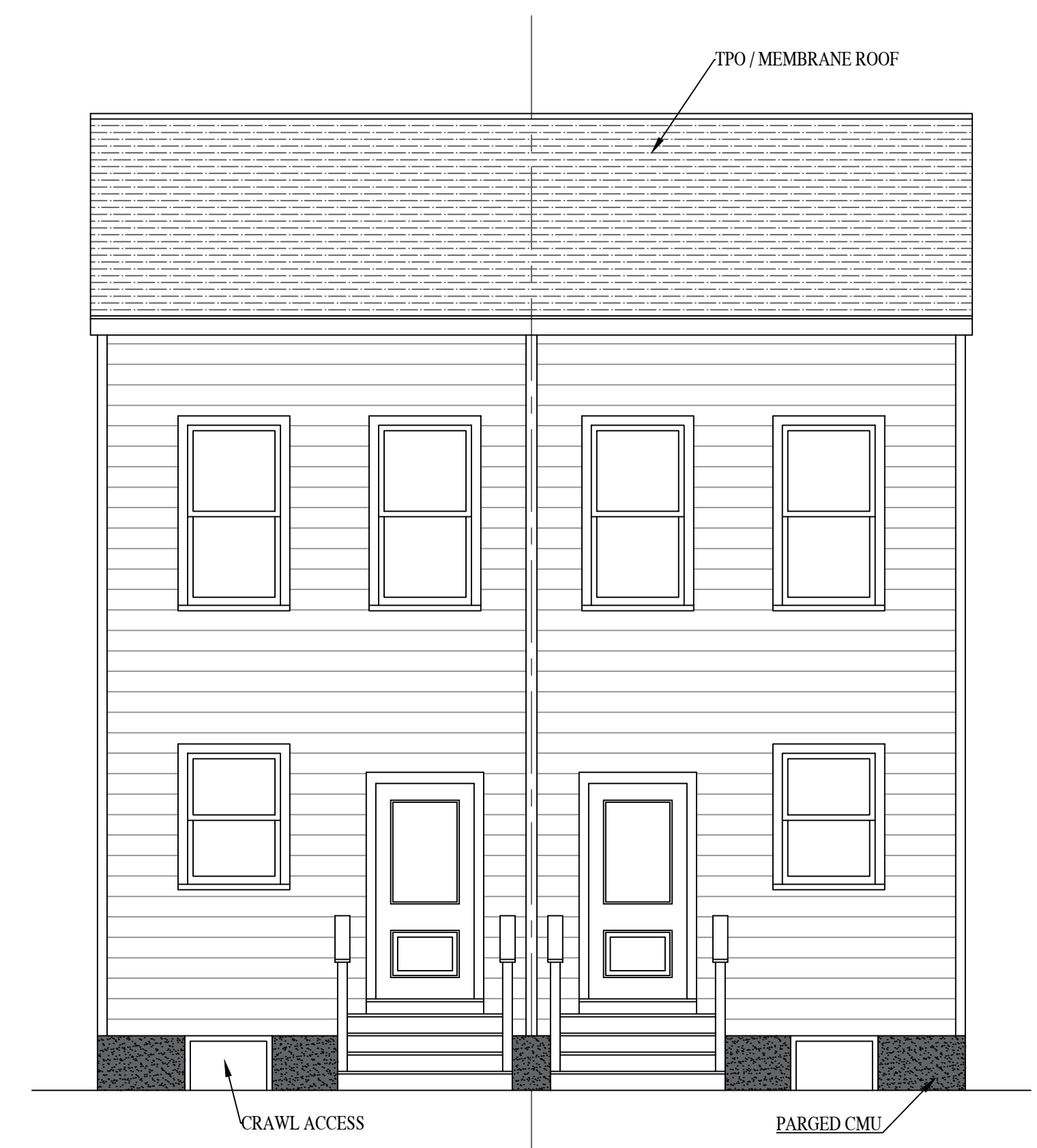
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

2711-2713 Q ST.

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REVISION NOTES

DATE	DESCRIPTION
3-20-24	SUP CHANGES

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

DATE:
 5-10-2022

SHEET:
 A2.1

