



April 13, 2021

Matthew J. Ebinger, AICP
Principal Planner - Land Use Administration
City of Richmond
901 East Broad Street
Richmond, VA 23219

Mr. Ebinger:

Representing 3800 Grove, LLC, owner of property located at 3800 Grove Avenue in the City of Richmond (TMP# W0001773001), Stockbridge submits the attached application and report for SUP review and consideration.

At present, the property is zoned R-5 with a 2020 SUP (2020-225) allowing the existing home located on the property to be used as office space. The property is bound by Grove Avenue (south), Reveille St. (west), two (2) single family homes (north) and Hamilton St. (east). Adjacent land uses include R-5 to the north and west, R-53 to the east (Georgetown Condominiums) and RO-1 on the opposite (SE) corner of the intersection where DPU's utility station and VCU Health offices stand.

Our team submits the attached application and this report with request to secure a Special Use Permit allowing 6 single family attached residential units. Such use is compatible and additive to the surrounding area and will serve as a transition from higher densities included in the 'Community Mixed-Use Zone', as identified by Richmond 300, to the east.

The proposed use poses no detriment to the safety, health, morals and general welfare of the community. Nor does the proposed use create hazards from fire, panic or other dangers and it will not adversely affect or interfere with adequacy of light and air, public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences or improvements.

Further, the proposed use will not create congestion in the streets, roads, alleys and other public ways or cause overcrowding of land or undue concentration of population. As illustrated in the application plan, off street parking is provided for each proposed unit, as per section Sec. 30-710.1.

We believe that the proposed use is appropriate to the site, its configuration and adjacencies, offering diversity in housing for the area. The proposed units are oriented toward North Hamilton Street and the Georgetown Condominiums with special treatment applied to the unit with secondary frontage at Grove Avenue (Unit 1) so as to complement Grove Avenue units to the west and south.

As conceptually represented in attached illustrative models and elevations, the proposed units will be built with a mix of siding materials (brick veneer and/or Hardy/Cementitious siding). Unit 1 and at least one additional unit, will be brick veneer siding with Hardy/Cementitious siding allowed on third story, gable/dormer. The remaining units (Units 2-6) will allow for the same or alternatively, allow for Hardy/Cementitious siding in lieu of brick veneer so as to encourage diversity in elevations. A mix of paint colors will be allowed on exterior elevations, however, in no event will more than two different siding colors be allowed on any individual unit.

Units will be designed such that the maximum footprints comply with the existing setbacks at Grove (25'), Reveille and Hamilton (5'). Building height will be limited to 40' allowing for three stories of occupiable finished space and grade separation from City sidewalks. Occupiable third story roof decks are proposed as an option for all units. Unit 1, fronting on Grove Avenue, will have covered porch/stoop on Grove Avenue.

Representative illustrative models included in the application are intended to convey orientation, basic window-wall ratio, and character of proposed units while allowing for flexibility in detail and configuration of rooflines and porches/stoops.

A landscape buffer will be installed along the northern property line. In keeping with City of Richmond Ordinance Sec. 30-710.13 Buffer type A and B, the landscape buffer will include an evergreen vegetative screen not less than 3½ feet in height at the time of installation, planted at intervals that will result in a continuous visual screen within one year of planting; OR include an opaque structural fence not less than four feet in height placed along the property line and shall include shrubs located adjacent to such fence at a rate of not less than ten for each 50 linear feet or major fraction thereof for buffer.

Foundation plant beds, extending a minimum 5' from unit foundations and including a mix of evergreen and/or deciduous trees or shrubs, will be provided along Hamilton Grove and Reveille frontage of any unit having such frontage and lot area that is unencumbered by improvements such as stairs, walkways, utilities, or fencing. Foundation plantings will not encroach on any proposed or existing sidewalk.

Trash and recycling receptacles will be provided by the City for each individual unit upon request. If stored outdoors, receptacles will be located on the Reveille Street side of the unit and screened with opaque structural or vegetative materials in such a manner as not to be visible from right-of-way.

The existing City sidewalk along Grove avenue will remain in place and will connect to a newly proposed 5' wide City sidewalk located within and along the North Hamilton Street right-of-way. The proposed Hamilton sidewalk will extend northward to the property's northern boundary, crossing proposed parking lot apron. A ~8" gum tree will be removed along North Hamilton Street to allow for construction of the proposed sidewalk. Two 2" caliper street trees



will be planted to replace the gum tree in the proposed planting strip between North Hamilton Street curb-line and the proposed sidewalk.

Street trees located along the Reveille Street curb-line, west of proposed units, will remain in place so as to preserve existing canopy coverage. No sidewalk is to be built along Reveille Street.

We believe that the proposed form, development pattern and material palette at 3800 Grove is sympathetic to surrounding land use and neighborhood character, while allowing market demand to inform ultimate mix of rooflines and amenities (porches/roof decks).

Should staff have any questions during the course of review, please do not hesitate to call or email us. We welcome the opportunity to meet and discuss the application materials further.

Sincerely,

John A. Nolde, III