

INTRODUCED: January 10, 2022

AN ORDINANCE No. 2022-018

To authorize the special use of the property known as 1127 North 29th Street for the purpose of up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 14 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 1127 North 29th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, 30-412.5(2)(a), concerning front yards, 30-412.6, concerning lot coverage, 30-412.8, concerning height, and 30-710.1(a), concerning the number of spaces required for particular uses, 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 14 2022 REJECTED: _____ STRICKEN: _____

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 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 1127 North 29th Street and identified as Tax Parcel No. E000-0568/038 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of The Property Known as #1127 N. 29th Street in the City of Richmond, VA,” prepared by Davison Land Surveying and Mapping, and dated June 28, 2021, 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 up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “N 29th & R Streets, Richmond, VA 23223,” prepared by ADO/Architecture Design Office, and dated October 29, 2021, hereinafter referred to 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 up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than 14 off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

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

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

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

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of 12 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of ten street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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.

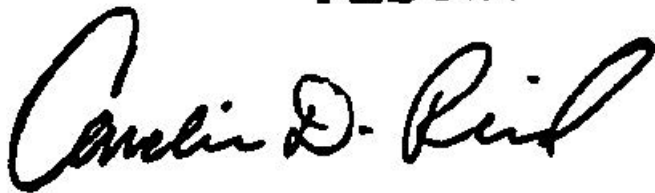
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 730 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 black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.961

O & R Request

DATE: December 10, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

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

RE: To authorize the special use of the property known as 1127 North 29th Street for the purpose of eight single-family dwellings, and four two-family dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1127 North 29th Street for the purpose of eight single-family dwellings, and four two-family dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of eight single-family dwellings, and four two-family dwellings, within an R-6 Single-Family Attached Residential Zoning District. Such a use is a permitted use in this district, however, the proposed building would not meet certain feature requirements, including density, lot area, lot width, front yards, lot coverage, building height, and off-street parking requirements. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 7, 2022, meeting.

BACKGROUND: 1127 North 29th Street is currently improved with a 3,590 sq. ft. commercial building, constructed in 1985, situated on a 22,836 sq. ft. (.52 acre) parcel of land. The property is located in the Church Hill North neighborhood, between R and Q Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which are 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."

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 density of the proposed development, overall, is approximately 34 units per acre.

The current zoning for this property is R-6 Single-Family Attached Residential District. Adjacent properties are located within the same R-6 District with some R-63 Multi Family and B-2 Community Business Districts to the North and South, respectively.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 10, 2022

CITY COUNCIL PUBLIC HEARING DATE: February 14, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
February 7, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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: 1127 N 29th Street Date: 7/19/2021
 Tax Map #: E0000568038 Fee: \$300
 Total area of affected site in acres: 0.524

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

Zoning

Current Zoning: R-6

Existing Use: Medical Clinic/Office

Proposed Use

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

Construct eight new single-family attached dwellings and four new two-family attached dwellings.

Existing Use: Medical Clinic/Office

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: SUP-1983-199-172

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: James Campbell

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: 8325 Brookfield Rd

City: Richmond State: VA Zip Code: 23227

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 30, 2021

*Special Use Permit Request
1127 North 29th Street, Richmond, Virginia
Map Reference Number: E000-0568/038*

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 1127 North 29th Street (the "Property"). The SUP would authorize the construction of eight (8) single-family attached dwellings and four (4) two-family attached dwellings on the Property. While the single- and two-family uses are permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the underlying feature requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeast corner of the intersection of North 29th and R Streets. The Property is referenced by the City Assessor as tax parcel E000-0568/038. The Property is 173' wide by 132' in depth and contains approximately 22,836 square feet of lot area. The Property is improved with a one-story brick building that includes 3,590 square feet of finished floor area and is currently occupied by a medical clinic/office use. The lot is relatively flat and is afforded access in the rear by means of a north-south alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single-family attached and detached dwellings occupy most of the developed, residential lots though two-family and mixed-use structures can be found in the area as well. Adjacent to the Property across North 29th Street is the Good Shepherd Baptist Church. To the northwest is the Beckstoffer Lofts development, which is a medium-sized multi-family dwelling complex. While many of the properties in the area have been developed, there are also still many small, vacant lots in the vicinity, many of which are developable by right.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which generally permits the proposed single- and two-family dwelling uses. The surrounding properties to the east, west, and south are also zoned R-6. Properties to the north are zoned R-63 Multifamily Urban Residential. To the south along North 29th Street beyond Q Street lies a B-2 Community Business District.

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

- 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.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.

There is also supporting guidance offered in the Inclusive Housing, Thriving Environment, and Equitable Transportation chapters, such as the below objectives:

- Allow the development of middle housing...within a half-mile of high-frequency transit stops (Inclusive Housing).
- Increase the number of Richmonder’s living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles. (Thriving Environment).
- Rezone the City in accordance with the Future Land Use Plan (Equitable Transportation).

Proposal

PROJECT SUMMARY

The proposed development includes the construction of eight (8) single-family attached dwellings and four (4) two-family attached dwellings on the Property.

PURPOSE OF REQUEST

The Property is exceptionally large for the vicinity. The Property has a lot width of 173', depth of 132', and contains approximately 22,836 square feet of lot area. It is currently developed with a medical clinic/office constructed in 1985. The applicant would like to redevelop the Property with single- and two-family attached dwellings. The R-6 district generally permits the proposed uses, however, the lot width and lot area requirements applicable to single- and two-family attached dwellings are not met. In addition, while normal zoning would require 16 parking spaces for the proposed use, 14 off-street parking spaces are proposed. Therefore, a SUP is required in order to permit the proposed development. The proposal would meet all other applicable R-6 district requirements, including the maximum permitted height of thirty-five feet.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The development would include the construction of 8 single-family attached dwellings and four two-family attached dwellings. 6 single-family attached dwellings, arranged as pairs, would front on R Street. The remaining two single family dwellings and the four two-family dwellings would also be arranged in pairs and would front on N 29th Street.

The 6 single-family attached dwellings located along R Street would be three stories in height and of a modern design. These dwellings would each contain three bedrooms and three-and-one-half bathrooms, totaling 1,730 square feet of finished floor area. The dwellings would have an open floor plan on the ground floor with kitchen and living area. The second floor would contain two bedrooms and the upper floor would consist of the master bedroom suite with a rooftop terrace. The two single-family attached dwellings that front onto North 29th Street would be two stories in height and would be of a more traditional design. These dwellings would each contain three bedrooms and three-and-one-half bathrooms, totaling 1,862 square feet of floor area. Each would have would have an open floor plan on the ground floor with kitchen and living areas and three bedrooms and two bathrooms on the second floor.

The two-family attached dwellings would be located along North 29th Street and would be two stories in height. These dwellings would each contain two bedrooms and two bathrooms, totaling approximately 1,131 square feet of floor area per unit. The exterior design would be traditional and consistent with the character of the area and other proposed dwellings. Each building would be designed to have the appearance of a single-family attached dwelling from the street.

Usable outdoor space is provided for each single-family dwelling in the form of full width front porches and fenced rear yards with patios. A full width front porch and two-story rear decks would allow usable open space for the future residents of the two-family dwellings. Fourteen parking spaces are provided on site and would be accessed by the existing north-south alley. Ample on street parking is available to the Property given its corner location

The buildings would be clad in quality building materials including cementitious lap siding in order to ensure durability. The proposed buildings' massing and architectural styles are consistent with other dwellings found in the vicinity.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and the provision of fourteen off street parking spaces for the new dwelling units will create no congestion on streets, roads, alleys or any other public right of way. Furthermore, the Property lies within walking distance to three bus routes with alternating timetables of frequent service: the "12," "13," and "7" routes, which generally connect East End neighborhoods to Downtown, the Shockoe Bottom Pulse station, and the Richmond International Airport; and the "39" route, which connects East End neighborhoods to the neighborhood services located at North 25th Street and Nine Mile Road, such as the Market at 25th grocery store. 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 special use permit 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 in the vicinity. More importantly, the proposed massing is largely consistent with the underlying R-6 zoning district requirements. 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 the proposed single- and two-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, initial residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which many lots are vacant. It would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented full width front porches along North 29th Street. Varied and appropriate building forms coupled with the provision of accessory parking to the rear of the Property 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.



1 AERIAL VIEW OF SITE
 CS01 0 16 32 48 FT



2 PERSPECTIVE FROM CORNER OF N 29TH & R STREETS
 CS01 0 16 32 48 FT

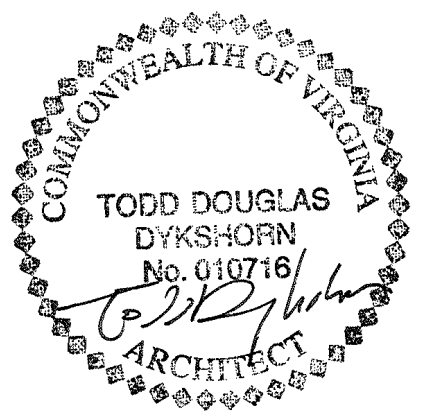
PROJECT INFORMATION

PROJECT DESCRIPTION
 APPLICATION FOR SPECIAL USE PERMIT TO CONVERT SINGLE PARCEL WITH 1-STORY OFFICE BUILDING INTO 12 SEPARATE PARCELS WITH 8 SINGLE-FAMILY ATTACHED DWELLINGS AND 4 TWO-FAMILY ATTACHED DWELLINGS

CODE INFORMATION
APPLICABLE CODES: 2015 VIRGINIA RESIDENTIAL CODE [VRC]
PARCEL ID: E0000568038
CONSTRUCTION TYPE: V-B
USE GROUP: RESIDENTIAL
FIRE SUPPRESSION: NON-SPRINKLERED
ZONING INFORMATION
ZONING DISTRICT: R-6 [SINGLE-FAMILY ATTACHED]
PARCEL AREA: 0.528 ACRES [23017 SQ FT]
BUILDING AREA: ±18750 SQ FT
LOT COVERAGE : R-6 REQUIRES 55%, SEE LOT COVERAGE SCHEDULE ON A100 FOR PROPOSED LOT COVERAGES
REQUIRED YARDS: SEE A100 FOR PROPOSED YARDS
ALLOWABLE HEIGHT: 35', SEE A300 FOR PROPOSED HEIGHTS
ACTUAL (EXISTING) HEIGHT: 2-3 STORIES
ECONOMIC ZONES:
PARKING SPACES REQUIRED: 12
PARKING SPACES PROVIDED: 27 [14 OFF-STREET, 13 ON-STREET]

SHEET NUMBER	SHEET NAME	SPECIAL USE PERMIT
0		
CS01	TITLE SHEET	X
3.5 ARCH		
A100	ARCHITECTURAL SITE PLAN	X
A101	PROPOSED FLOOR PLANS	X
A102	PROPOSED FLOOR PLANS	X
A103	PROPOSED FLOOR PLANS	X
A300	EXTERIOR ELEVATIONS	X
SHEET COUNT: 6		

SPECIAL USE PERMIT SET
10.29.2021

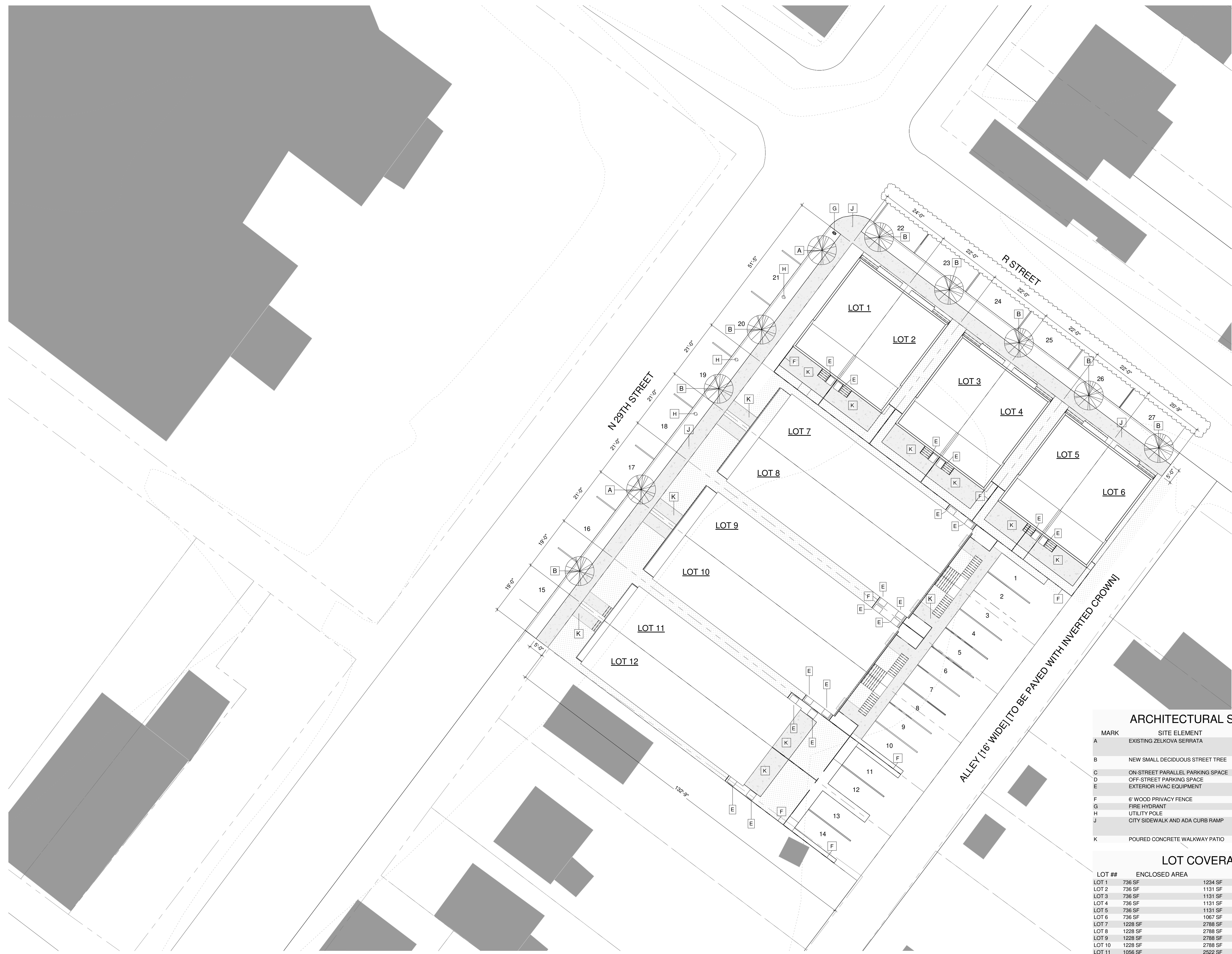


ARCHITECT:
ADO / Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212

N 29TH & R STREETS
 Richmond, VA 23223
 TITLE SHEET

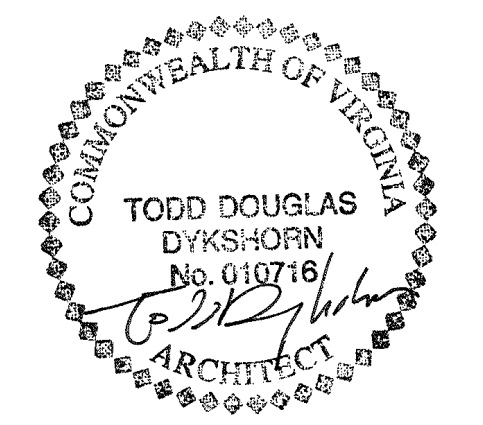
PROJ NUMBER PUBLISH DATE
 21-1127 10.29.2021
 AUTHOR(S) DRWG TYPE
 ARCHITECTURAL

CS01



1
A100 ARCHITECTURAL SITE PLAN
 1/16" = 1'-0" 0 16 32 48 FT

SPECIAL USE PERMIT SET
10.29.2021



ad ARCHITECT:
ADO / Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212



During construction, protective fencing should be placed at the critical root zone. A tree's critical root zone can be practically defined as the extent of the dripline despite the fact that a tree's roots often extend two to three times beyond the dripline.

CITY OF RICHMOND TREE PROTECTION ZONE DIAGRAM

ARCHITECTURAL SITE PLAN KEYNOTES

MARK	SITE ELEMENT	NOTES
A	EXISTING ZELKOVA SERRATA	PROVIDE TREE PROTECTION ZONE THROUGHOUT CONSTRUCTION PER CITY OF RICHMOND REQUIREMENTS. SHOWN ABOVE
B	NEW SMALL DECIDUOUS STREET TREE	SPECIES TO BE SELECTED FROM CITY OF RICHMOND'S ALLOWABLE SPECIES LIST
C	ON-STREET PARALLEL PARKING SPACE	8' WIDE X 18' DEEP
D	OFF-STREET PARKING SPACE	ALL EXTERIOR HVAC EQUIPMENT TO MOUNTED IN PRIVATE REAR YARDS BEHIND PRIVACY SCREENING (SEE NOTE C)
E	EXTERIOR HVAC EQUIPMENT	REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION
F	6' WOOD PRIVACY FENCE	EXISTING TO REMAIN
G	FIRE HYDRANT	EXISTING TO REMAIN
H	UTILITY POLE	EXISTING TO REMAIN
J	CITY SIDEWALK AND ADA CURB RAMP	REMOVE EXISTING SIDEWALK AND REPLACE WITH NEW 5' SIDEWALK. UPGRADE EXISTING ADA RAMP TO ADA COMPLIANT BI-DIRECTIONAL RAMP
K	POURED CONCRETE WALKWAY PATIO	BROOM FINISH

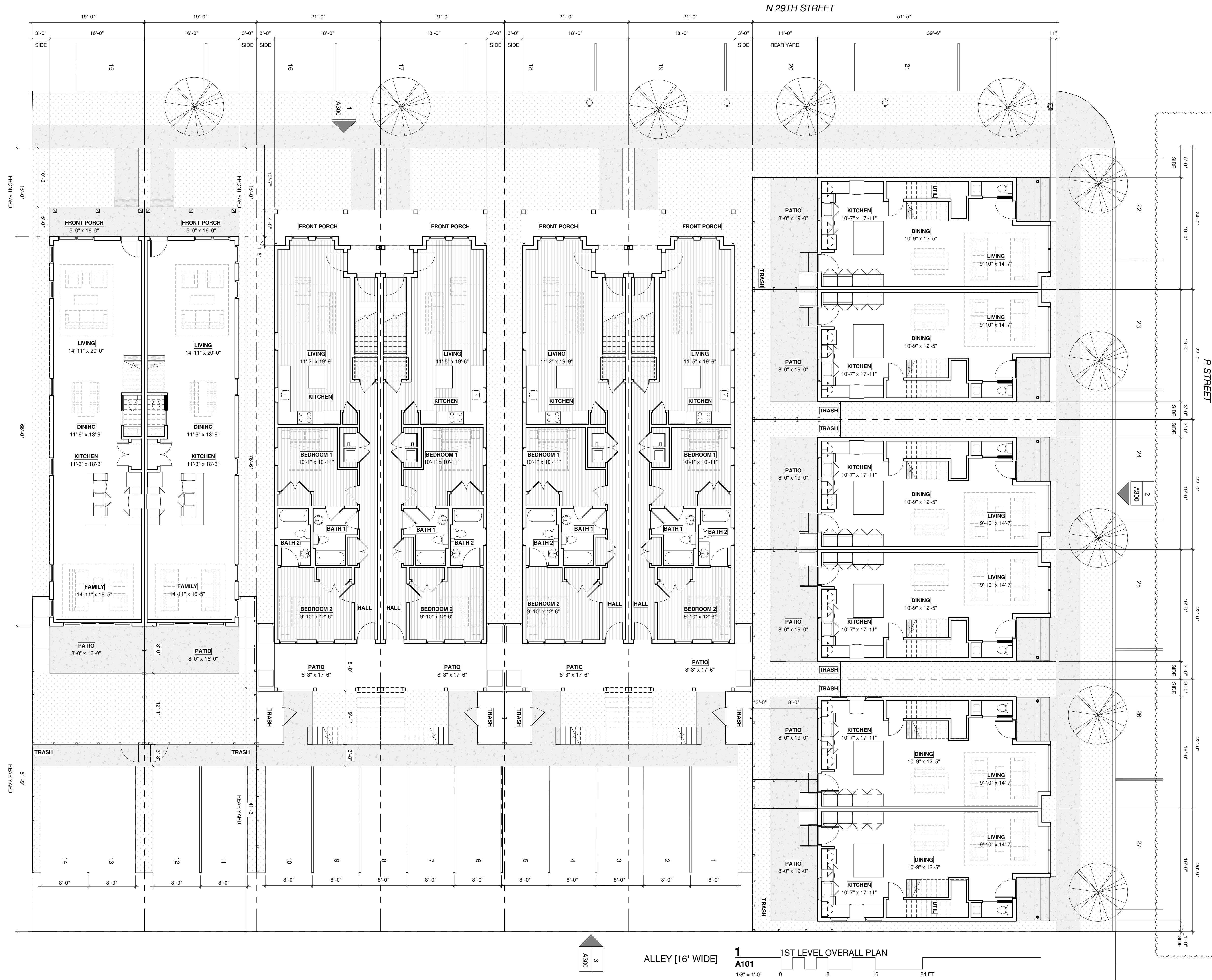
LOT COVERAGE SCHEDULE

LOT #	ENCLOSED AREA	LOT AREA	LOT COVERAGE [%]
LOT 1	736 SF	1234 SF	59.6
LOT 2	736 SF	1131 SF	65.1
LOT 3	736 SF	1131 SF	65.1
LOT 4	736 SF	1131 SF	65.1
LOT 5	736 SF	1131 SF	65.1
LOT 6	736 SF	1067 SF	69.0
LOT 7	1228 SF	2788 SF	44.0
LOT 8	1228 SF	2788 SF	44.0
LOT 9	1228 SF	2788 SF	44.0
LOT 10	1228 SF	2788 SF	44.0
LOT 11	1056 SF	2522 SF	41.9
LOT 12	1056 SF	2522 SF	41.9
	11439 SF	23021 SF	

N 29TH & R STREETS

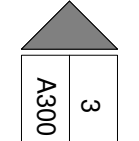
Richmond, VA 23223
 ARCHITECTURAL SITE PLAN

PROJ NUMBER PUBLISH DATE
 21-1127 10.29.2021
 AUTHOR(S) DRWG TYPE **A100**
 CS



N 29TH STREET

R STREET



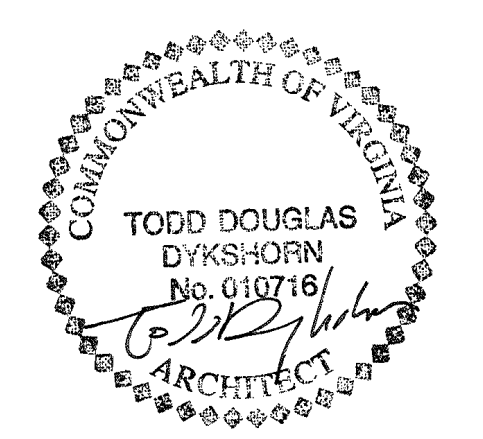
ALLEY [16' WIDE]

1
A101

1ST LEVEL OVERALL PLAN

1/8" = 1'-0" 0 8 16 24 FT

SPECIAL USE PERMIT SET
10.29.2021



ARCHITECT:
ADO / Architecture Design Office
105 E Broad Street
Richmond, Virginia 23219
804 343 1212

N 29TH & R STREETS

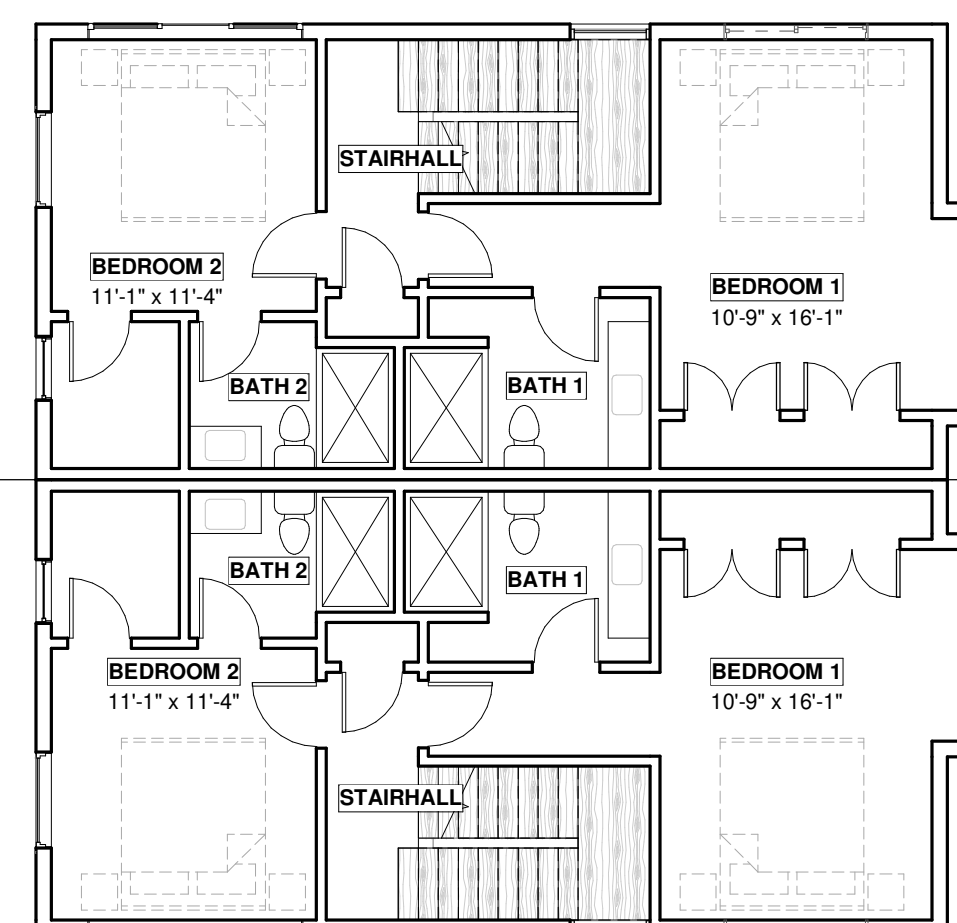
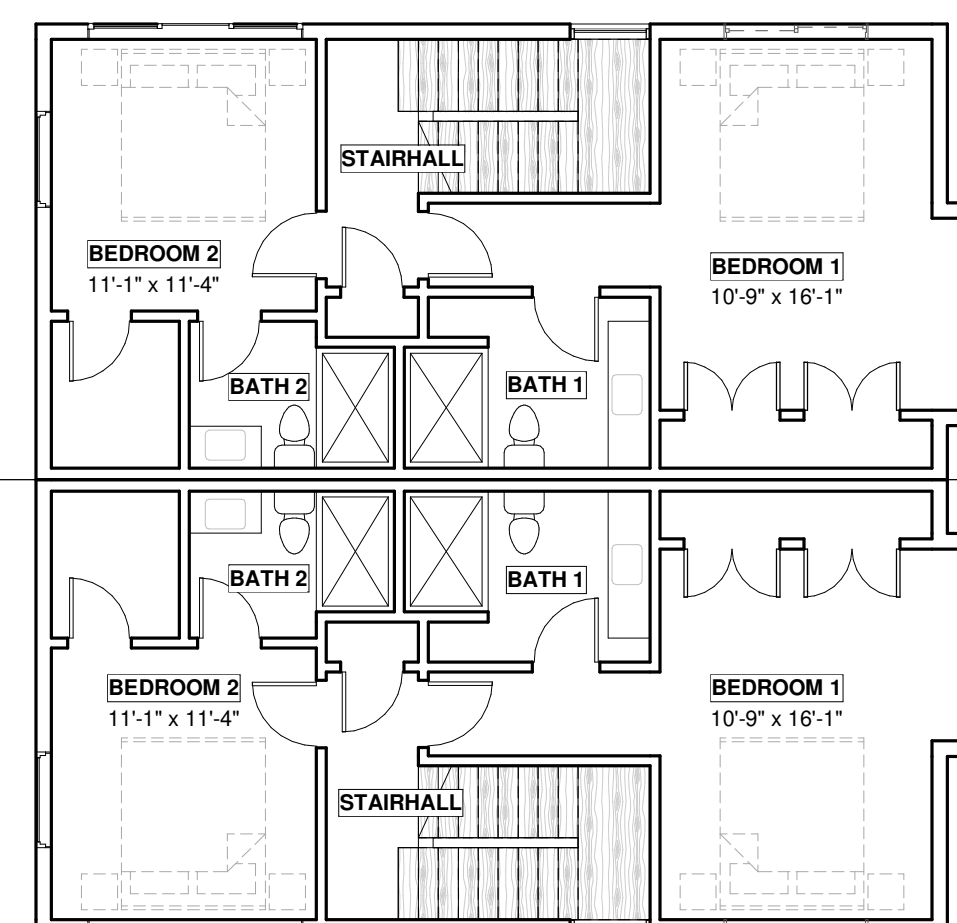
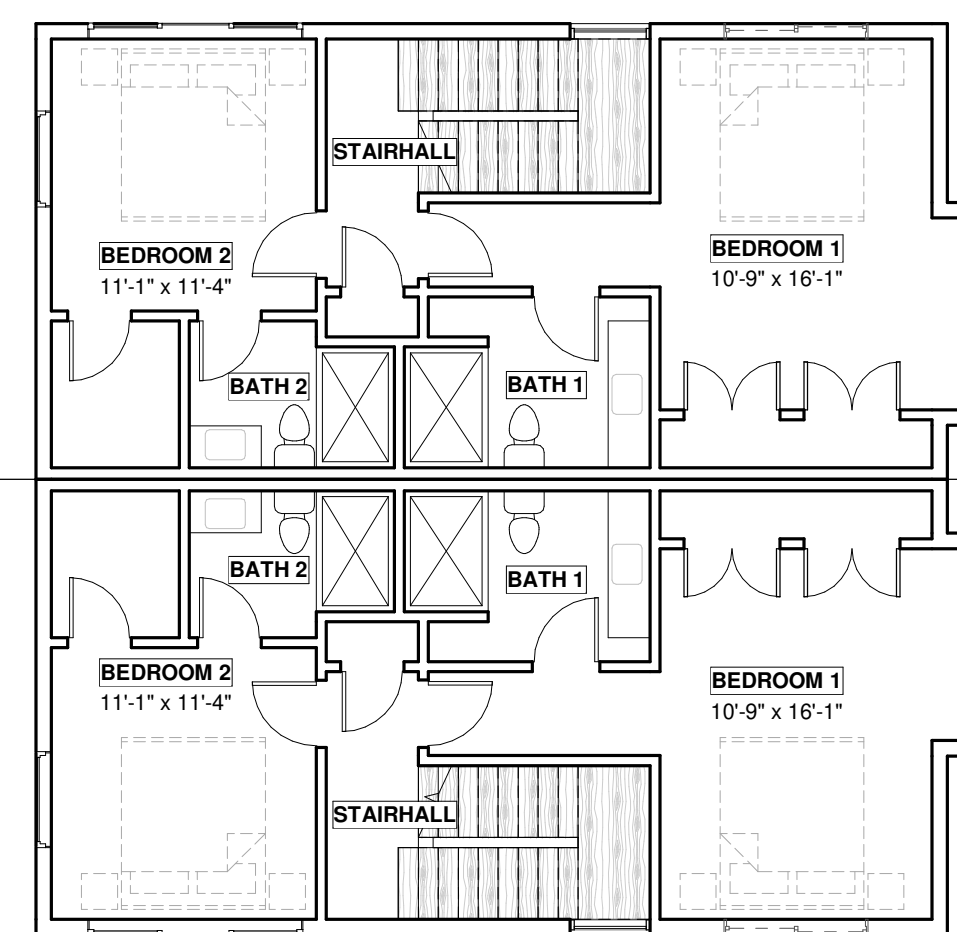
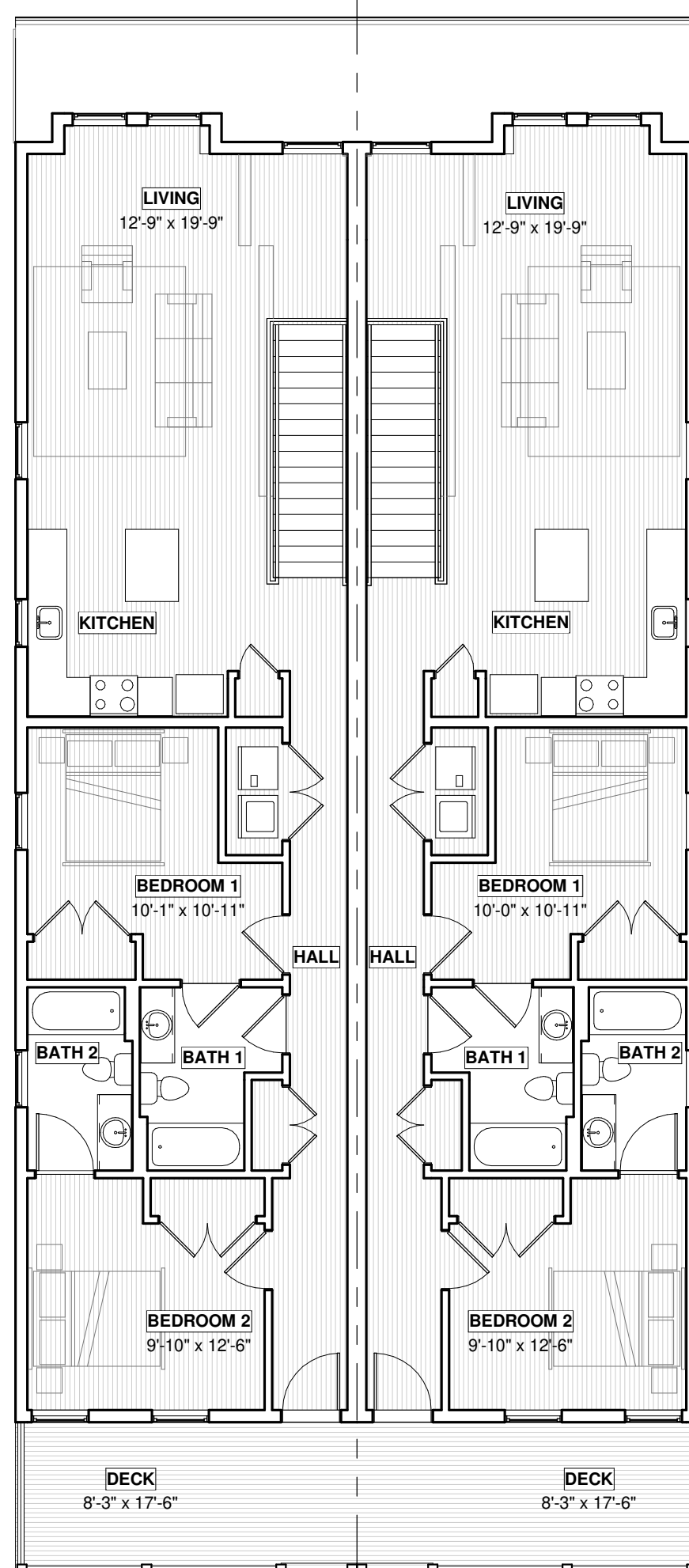
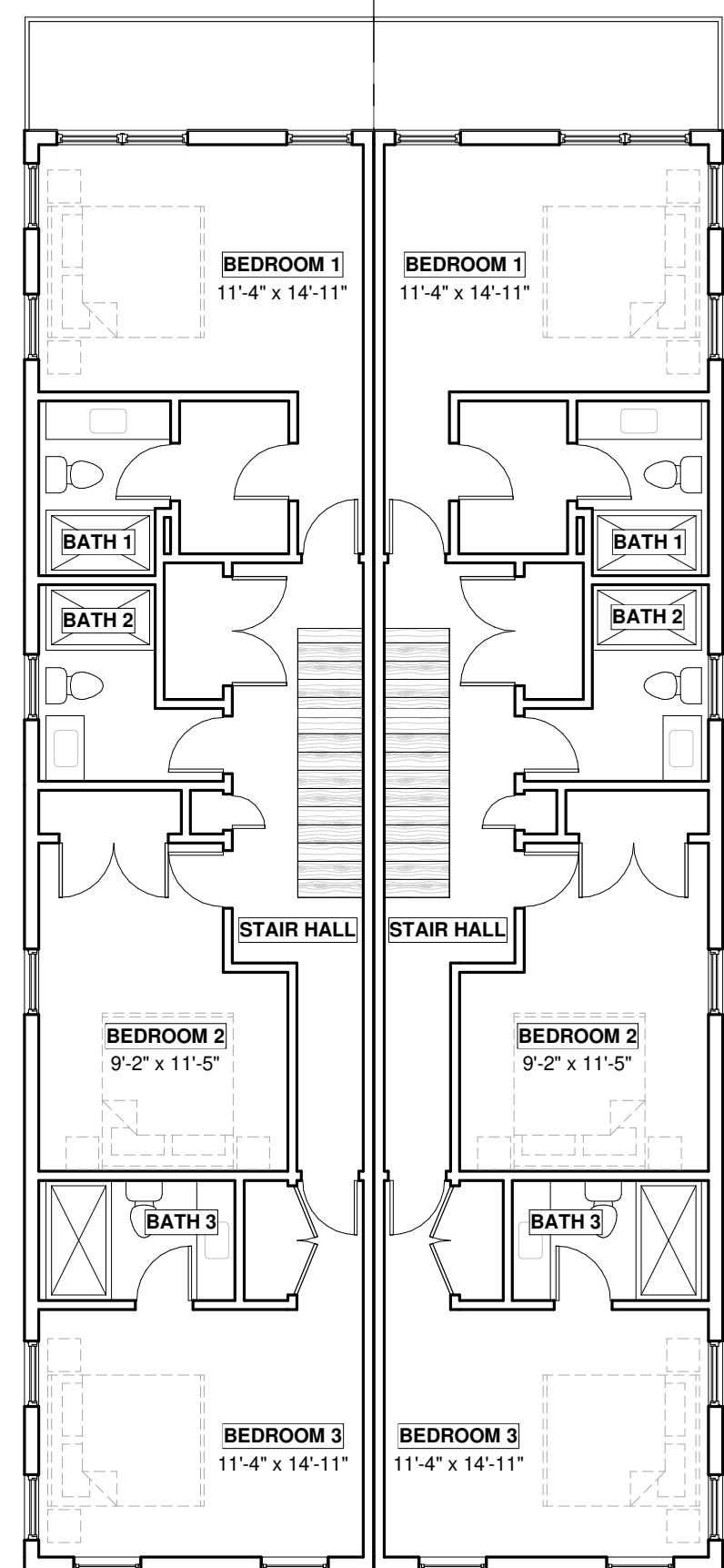
Richmond, VA 23223
PROPOSED FLOOR PLANS

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AUTHOR(S) DRWG TYPE
ARCHITECTURAL

A101

1
OBBY



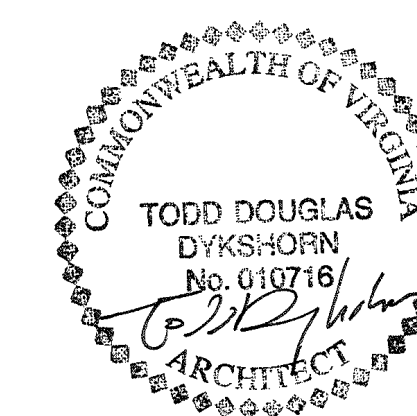
2
AS300

3
AS300

1
A102 2ND LEVEL OVERALL PLAN

1/8" = 1'-0" 0 8 16 24 FT

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10.29.2021



o ad ARCHITECT:
 ADO / Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212

N 29TH & R STREETS

Richmond, VA 23223

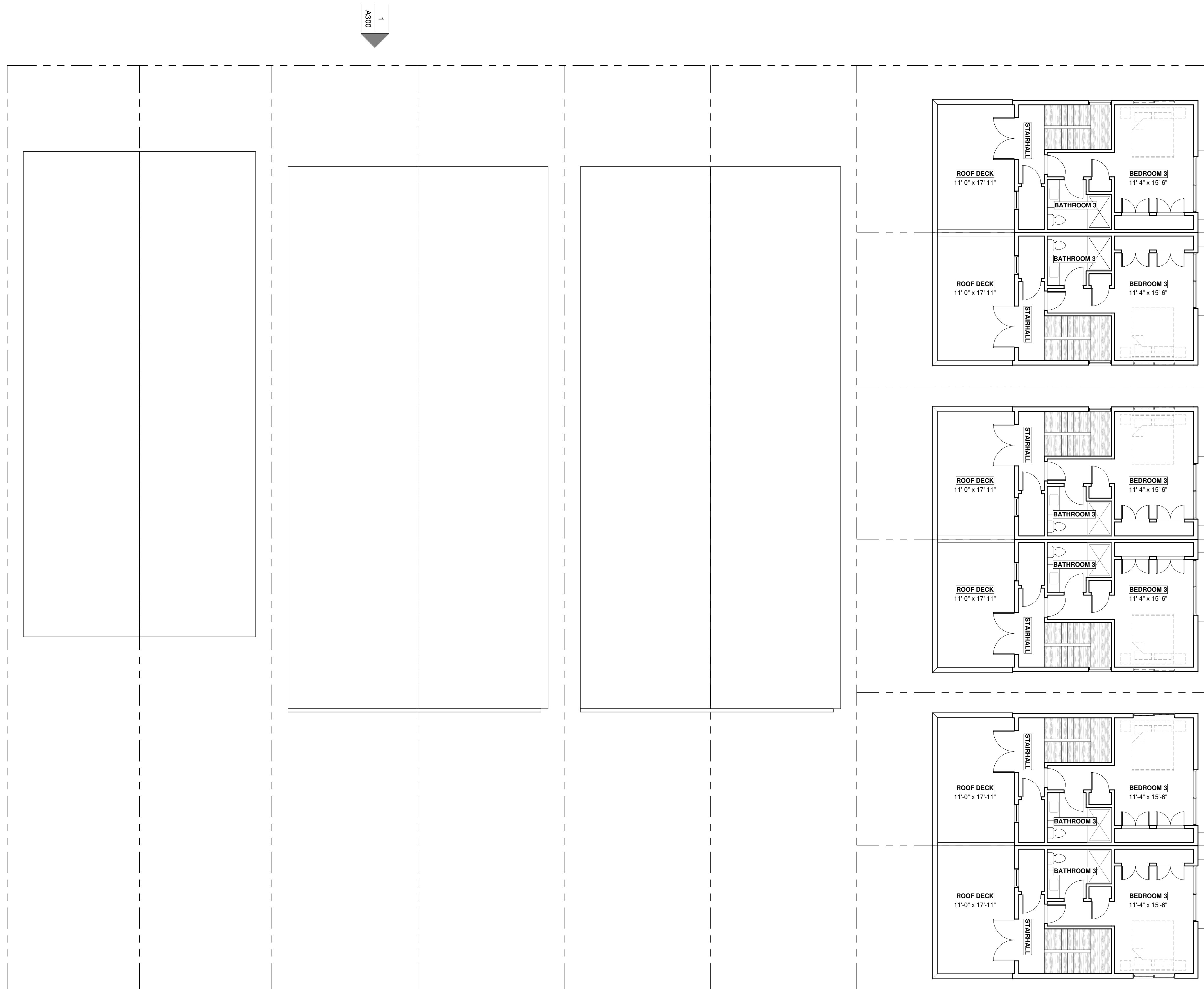
PROPOSED FLOOR PLANS

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21-1127 10.29.2021

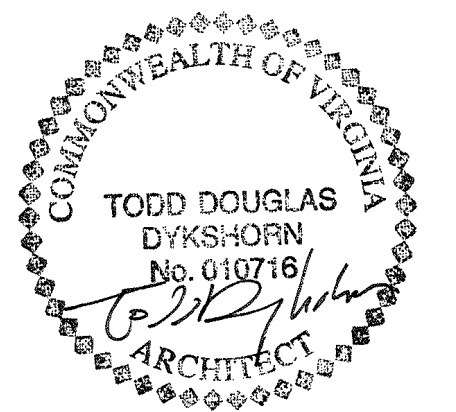
AUTHOR(S) DRWG TYPE

Author

A102



SPECIAL USE PERMIT SET
10.29.2021



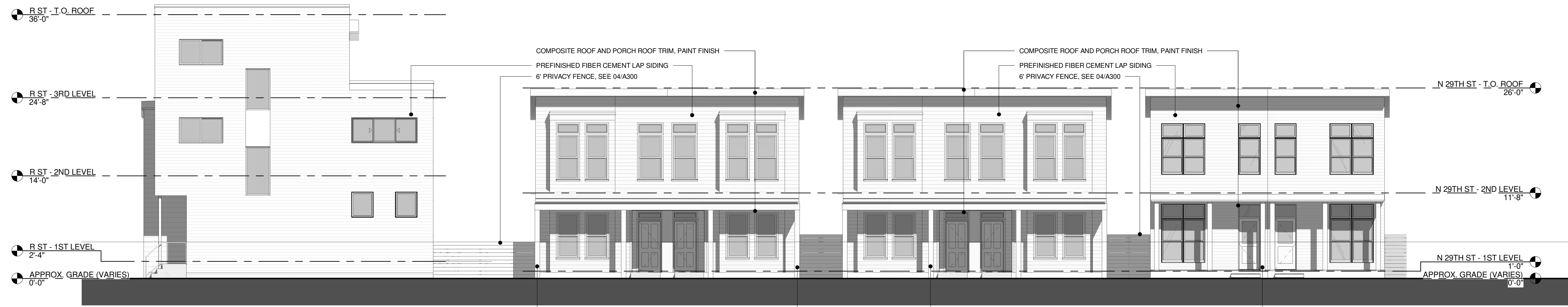
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804 343 1212

N 29TH & R STREETS
Richmond, VA 23223
PROPOSED FLOOR PLANS

PROJ NUMBER PUBLISH DATE
21-1127 10.29.2021

AUTHOR(S) DRWG TYPE
Author **A103**

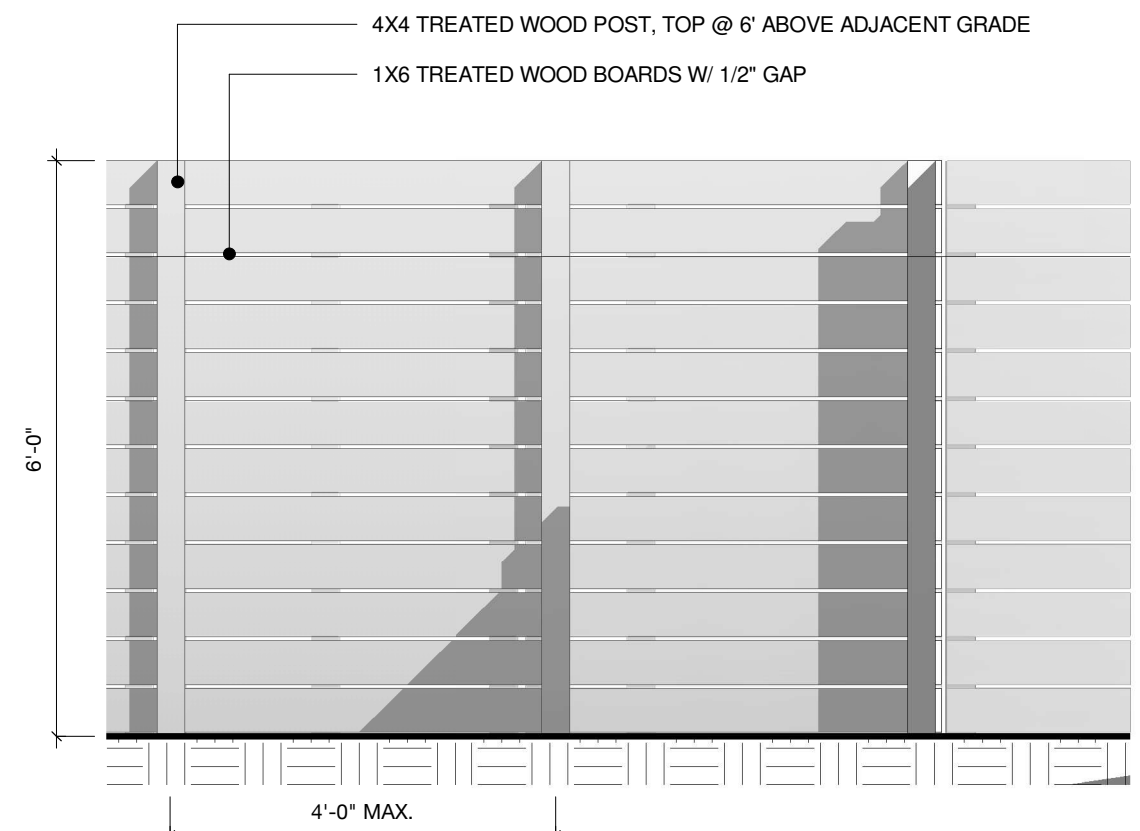
1 3RD LEVEL OVERALL PLAN
A103
1/8" = 1'-0"
0 8 16 24 FT



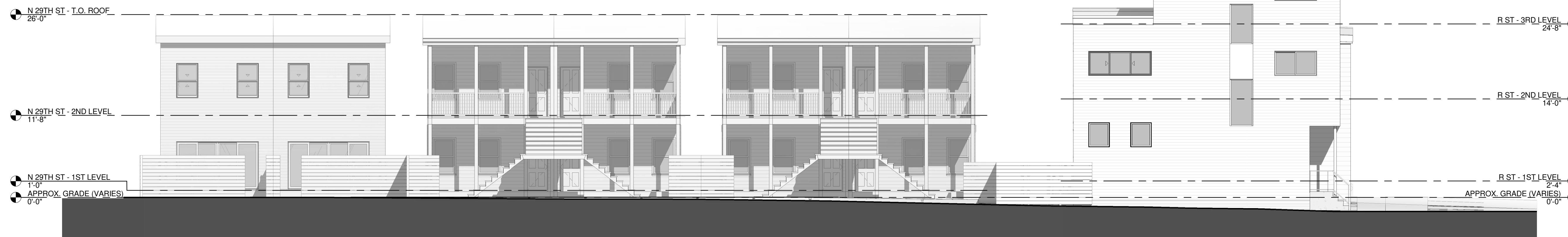
1
A300
 N 29TH ST ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT



2
A300
 R STREET ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT

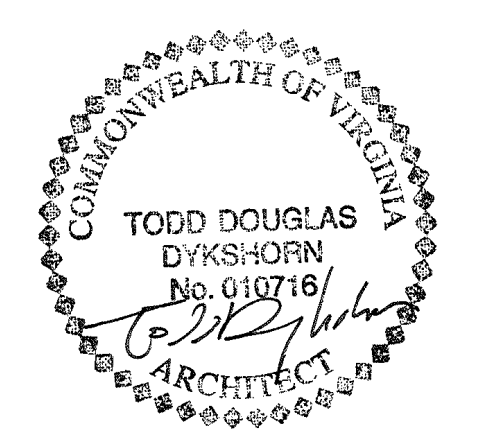


4
A300
 6' PRIVACY FENCE DETAIL
 1/2" = 1'-0" 0 2 4 6 FT



3
A300
 ALLEY ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT

SPECIAL USE PERMIT SET
10.29.2021



ad ARCHITECT:
ADO / Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212

N 29TH & R STREETS
 Richmond, VA 23223
 EXTERIOR ELEVATIONS

PROJ NUMBER PUBLISH DATE
 21-1127 10.29.2021
 AUTHOR(S) DRWG TYPE
 ARCHITECTURAL

A300