



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: 6140 Hull Street Road Date: 7/8/2021

Tax Map #: C0070588004 Fee: \_\_\_\_\_

Total area of affected site in acres: 15.986 acres

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

**Zoning**

Current Zoning: R-3 Residential

Existing Use: R Multi Family Vacant (R73)

**Proposed Use**

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

Applicant proposes the special use of the property for up to 117 single-family attached dwellings on lots.

Existing Use: Vacant, unimproved land

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** William Allen

Company: HDC, LLC

Mailing Address: 5607 Grove Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 282-6550 Fax: (N/A)

Email: wallen@hdcva.com

**Property Owner:** First Baptist Church Endowment Fund, Inc. et al

If Business Entity, name and title of authorized signee: Kim Boys, Treasurer

(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: 2709 Monument Avenue

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 355-8637 Fax: (N/A)

Email: \_\_\_\_\_

**Property Owner Signature:** T. Preston Lloyd, Jr.

**T. Preston Lloyd, Jr., Acting Under Special Land Use Power of Attorney**

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)

# WILLIAMS MULLEN

Direct Dial: 804.420.6615  
plloyd@williamsmullen.com

July 28, 2021, *as amended January 8, 2023*

## VIA EMAIL

City of Richmond Department of Planning and Development Review  
City Hall, 900 East Broad Street, Room 511  
Richmond, Virginia 23219  
Attn: Mr. Matthew Ebinger

**Re: Special Use Permit Application, 6140 Hull Street, City Parcel Id. No. C0070588004**

Ladies and Gentlemen:

On behalf of the Applicant, HDC, L.L.C., a Virginia limited liability company, we enclose an application for a new Special Use Permit for the captioned property, which is comprised of approximately 15.986 acres located in the City of Richmond, Virginia (the "Property"), including the materials enumerated on Exhibit A, attached hereto. This letter will also serve as the Applicant's Report.

The application proposes the special use of the Property for ~~up to 117~~ single-family attached dwellings on lots and in a ~~configuration~~ substantially as shown on *either of the two (2)* enclosed Conceptual Plans (as hereinafter defined). The Property currently is zoned R-3 Single-Family Residential.

For the reasons summarized below, the proposal meets the City Charter requirements of special use permit approval and will not be detrimental to public safety, create congestion in the public streets, create public hazards, cause overcrowding of land, adversely affect public services, or interfere with adequate light and air.

The subject Property is presently vacant, comprised only of unimproved, unoccupied acreage, yet is located at the convergence of several established residential neighborhoods, including Pocoshock, Elkhadr, Brookhaven Farms and Piney Knolls. Moving along Hull Street toward Chippenham Parkway, the area largely consists of single-family detached residences while periodically mixed with multi-family structures. The proposed application presents the opportunity to intersperse for-sale, attached townhome dwellings that complement these abutting neighborhoods.

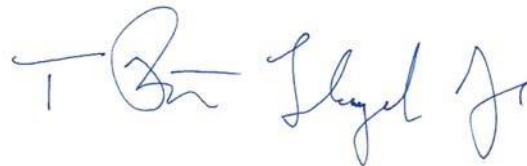
The proposed special use of the property conforms to the City's Master Plan, approved in the form of the Richmond 300 Master Plan (the "Master Plan"). The Master Plan Future Land Use Map categorizes the Property as Neighborhood Mixed-Use. According to the Master Plan, areas designated Neighborhood Mixed-Use are to be comprised of 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. Further, the Master Plan provides that primary uses in Neighborhood Mixed-Use areas are to include single-family houses, accessory dwelling units, duplexes, small multi-family buildings, and open space. Notwithstanding the presently undeveloped condition of the Property, the Master Plan supports the proposed conversion of this parcel into a more compatible single-family residential neighborhood with preserved green space and natural amenities.

The proposed street layout shown on the Layout Plan illustrates primary access through new connections from the Property to Hull Street. The Property is located near various GRTC transit service stops, offering additional means of transportation connectivity. Off-street parking on the Property will be offered through on-site parking spaces, as shown on the Conceptual Plan. Further, residential portions of the Property will include sidewalks to promote pedestrian connectivity, in furtherance of Master Plan objectives. ~~Notably, the project includes a pedestrian greenway trail, shown as the Future Pocosham Creek Trail on the Conceptual Plan, which connects Hull Street to Whitehead Road. A portion of the project is intended to be conveyed to the Capital Region Land Conservancy for dedication to the City's Department of Parks for future greenway connectivity from Hull Street to Whitehead Road.~~

Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application is not (i) 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 cause overcrowding of land and 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.

Please contact the undersigned at 804.420.6615 or [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com), to confirm that the application has been deemed complete and assigned to a Planner, or should you have any questions or require additional materials. Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Preston Lloyd, Jr.", written in a cursive style.

T. Preston Lloyd, Jr.

Enclosures

Cc: Mr. Will Allen, Harper Associates (via email w/ encl.)  
The Hon. Michael J. Jones, 9<sup>th</sup> District, Richmond City Council (via email w/ encl.)

EXHIBIT A

The following application materials are enclosed:

1. Special Use Permit Application form;
2. Conceptual Master Plans prepared by Landscape Architecture Land Planning, entitled "LOT PLAN – OPTION 1" dated October 2022 and entitled "LOT PLAN – OPTION 2" dated January 2023 (together, the "Conceptual Plans");
3. Conceptual Elevations;
4. Boundary Survey prepared by Timmons Group dated September 3, 2015; and
5. Land Use Special Power of Attorney from the Applicant and Owner.

Payment of the filing fee in the amount of \$2,400 is being submitted online via the Permit Portal.