



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: 5204 Campbell Avenue Date: _____
Parcel I.D. #: E0100107015 Fee: \$300
Total area of affected site in acres: 0.2

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

Zoning

Current Zoning: R-5 Residential

Richmond 300 Land Use Designation: Residential

Proposed Use

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

Lot division and construction of two (2) new single-family detached dwellings
Existing Use: Residential

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: (804) 874-6725 Fax: ()
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Stacy 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: 5204 CAMPBELL AVE
City: RICHMOND State: VA Zip Code: 23231
Telephone: () Fax: ()
Email: _____

Property Owner Signature:  04/10/23

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

March 12th, 2023

*Special Use Permit Request
5204 Campbell Avenue, Richmond, Virginia
Map Reference Number: E010-0107/015*

| | |
|---------------|---|
| 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 |

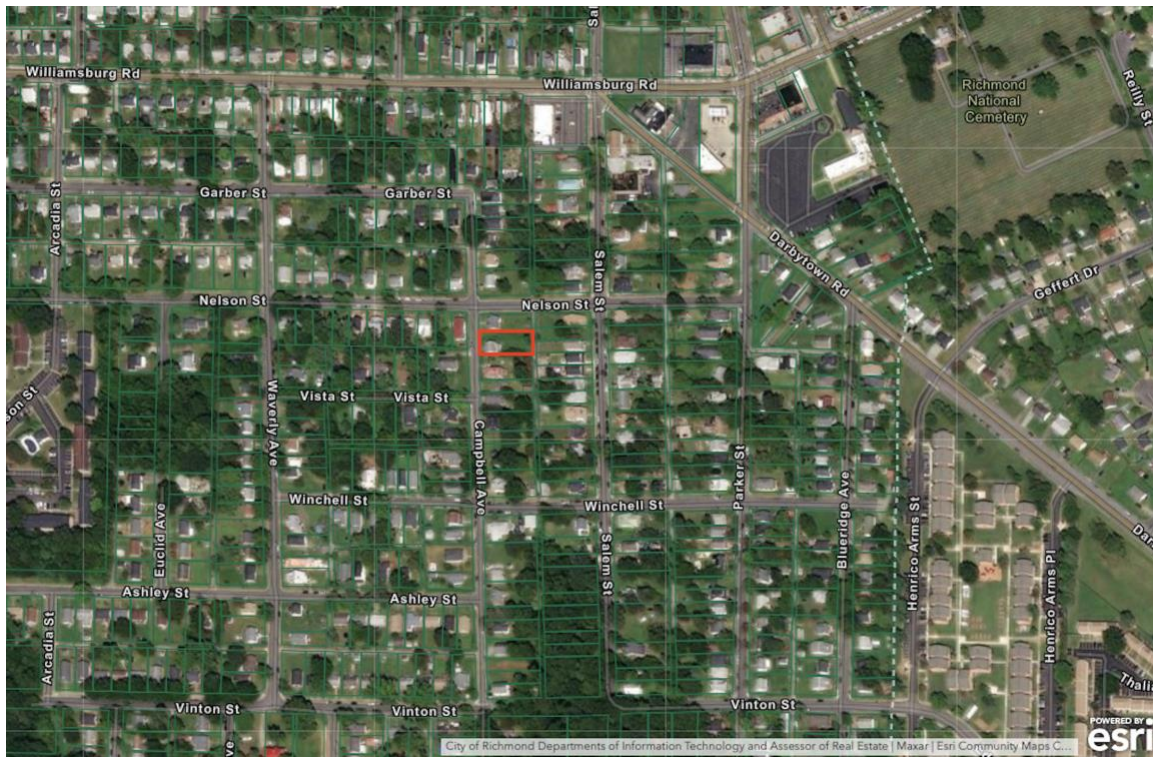
Introduction

The property owner is requesting a special use permit (the "SUP") for 5204 Campbell Avenue (the "Property"). The SUP would authorize the division of the Property in order to construct two single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the east side of Campbell Avenue between Nelson Street to the north and Vista Street to the south. The Property is referenced by the City Assessor as tax parcel E010-0107/015 and is currently occupied by a single-family dwelling. Originally Lot 17 and part of Lot 16 of Block 4 of the original Powhatan Place subdivision the Property is approximately 60 feet in width by 145 feet in depth, containing roughly 8,700 square feet of lot area. Access is provided at the rear by means of a north-south alley.



The properties in the immediate vicinity are developed with a mix of uses. Single-family dwellings are the most common use though two-family dwellings and vacant parcels can also be found nearby. A range of commercial uses can be found nearby to the northeast at

the intersection of Williamsburg and Darbytown Roads. Existing properties along Campbell Street range from 30 to 70 feet in width.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the northeast are properties located within the B-2 Community Business District. Further to the east lies Henrico County.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. 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. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located near the Fulton Neighborhood Node which encourages growth that preserves the character of the surrounding single-family neighborhoods.

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 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- 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.

TRANSPORTATION

The Property is located near Parker Street and Williamsburg Road which are serviced by the 56 and 4B lines respectively and provide connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown Road.

Proposal

PROJECT SUMMARY

The proposed development includes the division of the parcel and the construction of two single-family detached dwellings on the newly created lot.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is described as Lot 17 and part of Lot 16 from the original Powhatan Place subdivision and is 60 feet wide and contains roughly 8,700 square feet of lot area. The owner is proposing to remove the existing dwelling on the Property and divide the lot in order to build two new single-family detached dwellings. While the proposed 30-foot lot widths are consistent with existing lots in the area, they do not meet the lot area and width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality single-family dwellings. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

When complete, the new single family detached dwellings would be two stories in height, contain 1,528 square feet of living area, and are intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a primary bedroom, with en suite bath and walk-in closet, at the rear and the kitchen and living area at the front of the dwelling. A small second floor would contain two bedrooms and one bathroom in roughly 492 square feet of living area.

The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. Off-street parking, accessible from the rear alley, would be provided for each dwelling.

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 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 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 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porches will provide additional usable outdoor space. 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-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development 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 front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

ADDRESS: 5202 & 5204 CAMPBELL AVE.
 PARCEL: E0100107015
 ZONED R-5
 SETBACKS
 FRONT: 25'
 SIDE: 5'
 REAR: 5'

EX. LOT SIZE: 4350 SQ.FT. PER LOT
 AREA OF DISTURBANCE: 2493SQ. FT. PER LOT
 ONCE CONSTRUCTION IS COMPLETE SITE
 IS TO BE PERMANENTLY SEEDED.

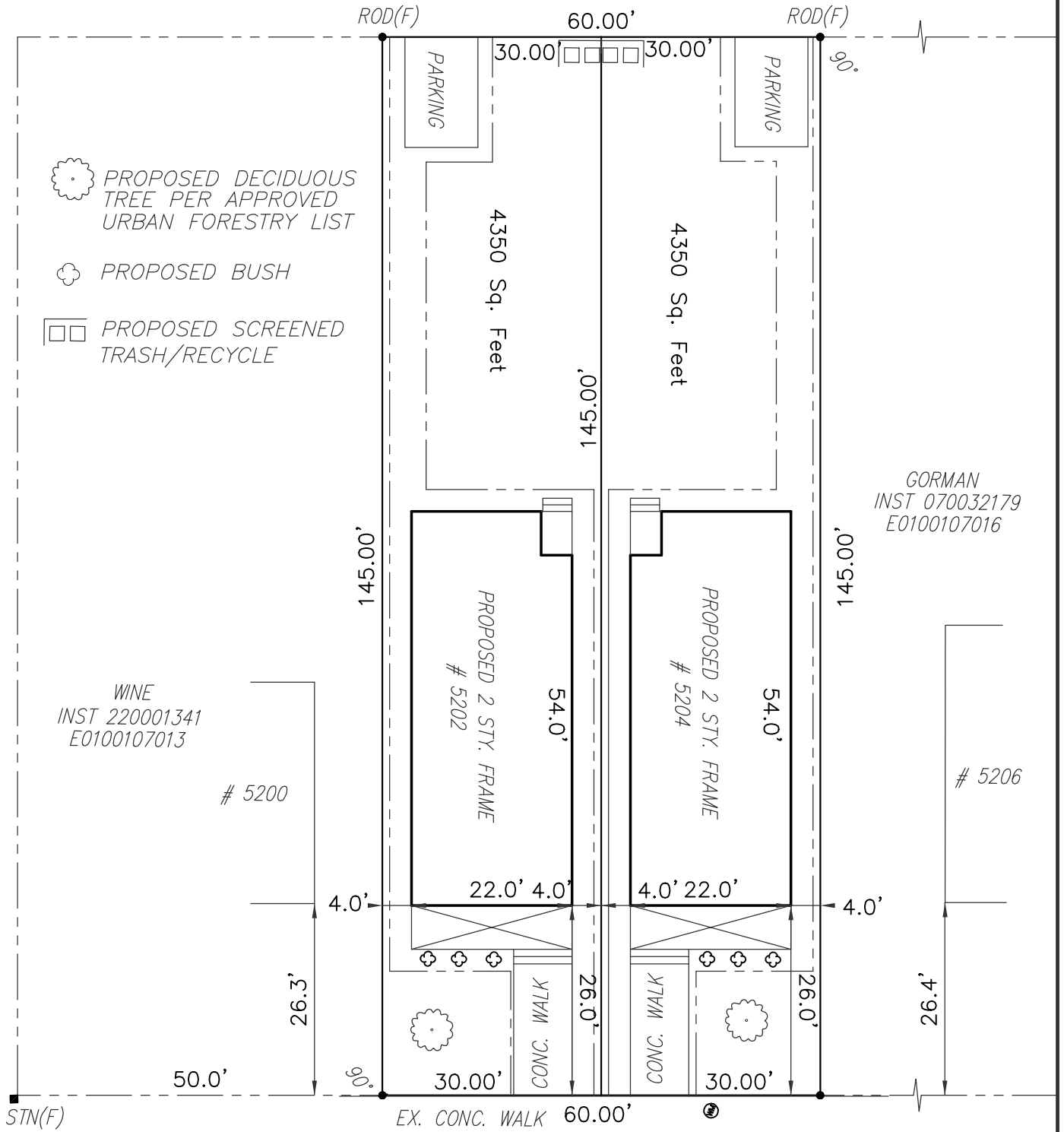
— xx — xx — SILT FENCE
 - - - - - SETBACKS
 - - - - - LIMITS OF DISTURBANCE



P.B. 11, PG. 25 HC

12" PUBLIC ALLEY

NELSON AVE.



CAMPBELL AVE.

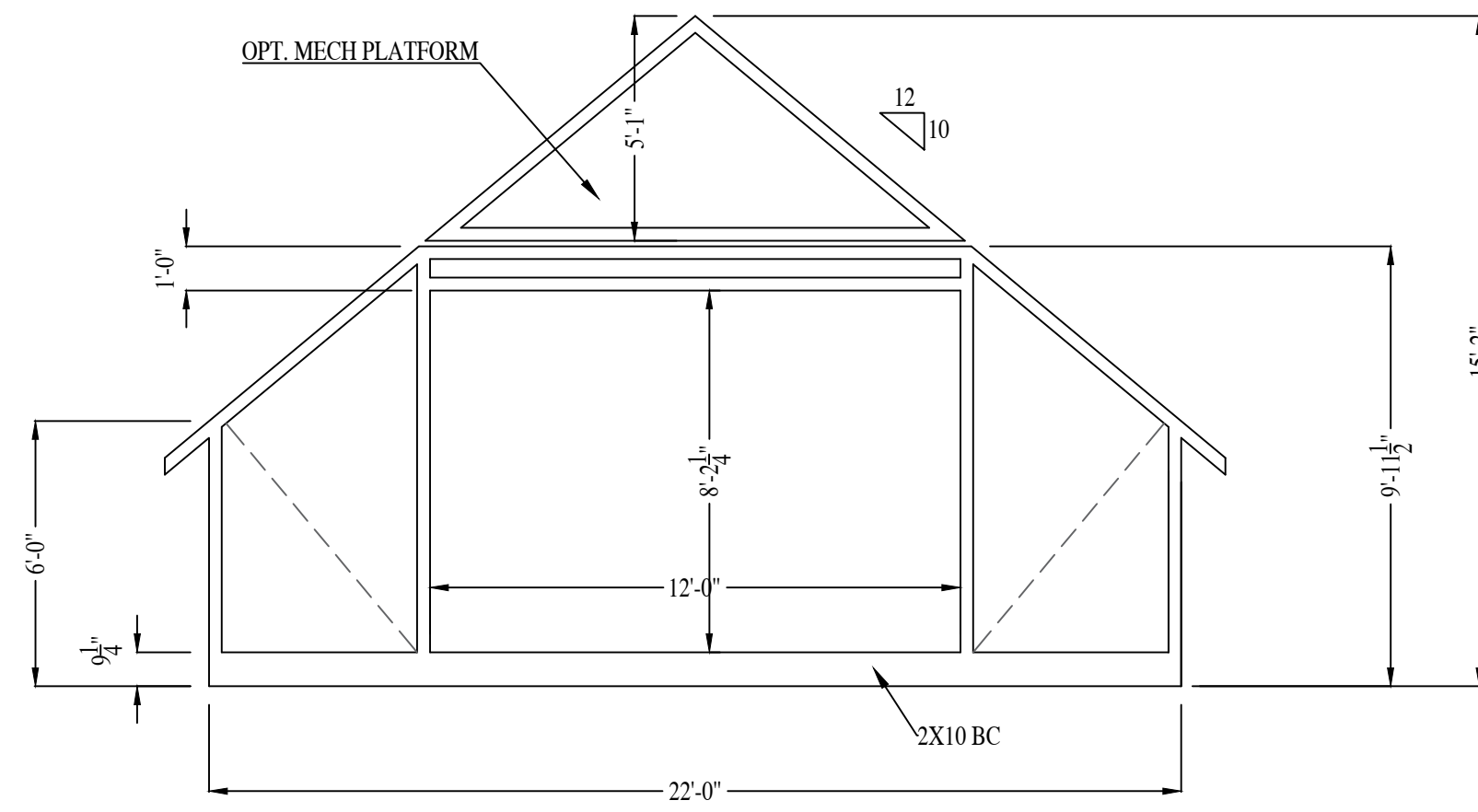
30' PUBLIC R/W

SITE PLAN
 5202 & 5204 CAMPBELL AVE.

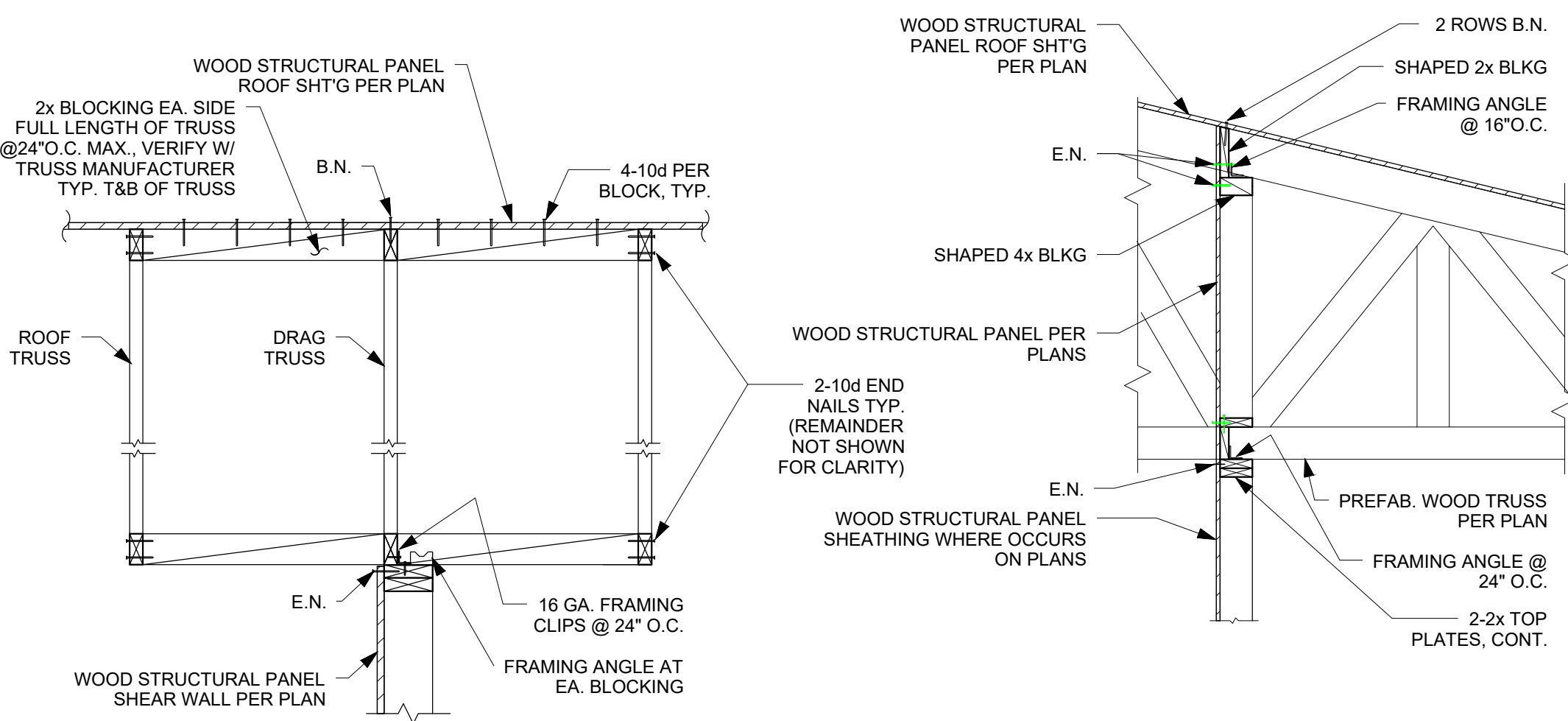
LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 MAY 29, 2023
 SCALE: 1"=20'

NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS



ATTIC TRUSS SECTION
(SUBTRACT FOR EXTERIOR SHEATHING)



CORNER DETAIL

See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

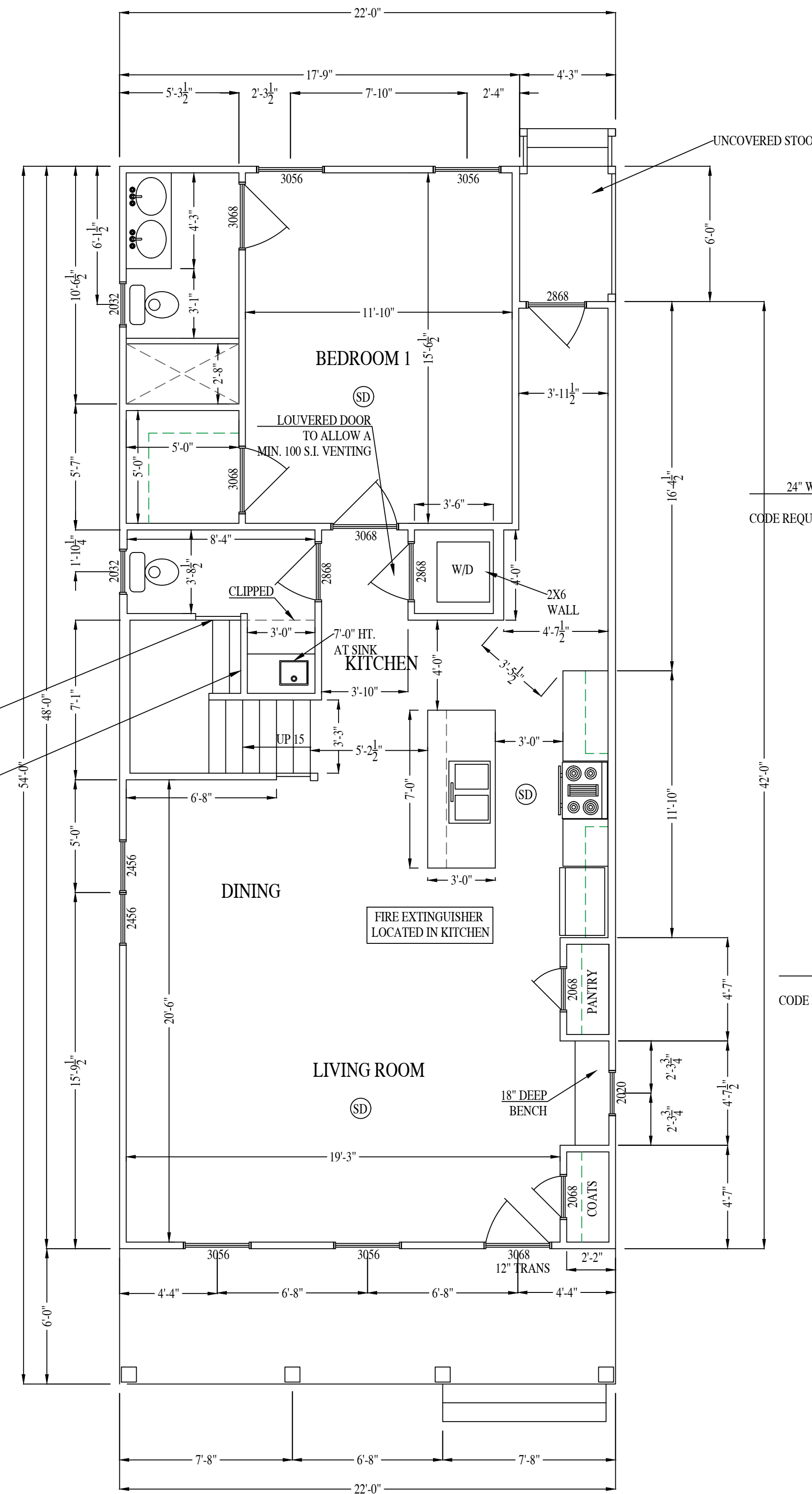
Continuous wood structural panel or structural fiberboard braced wall line

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

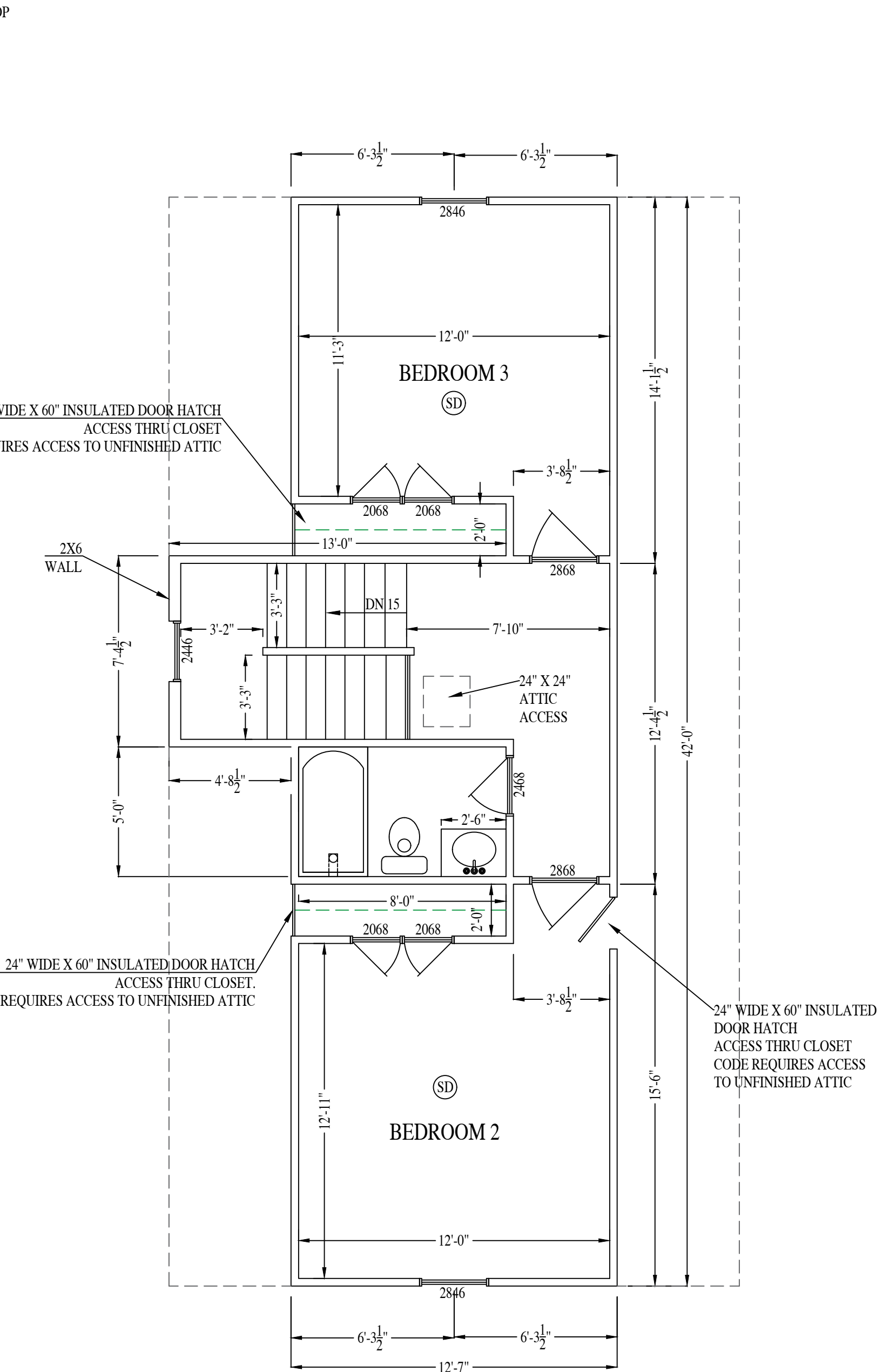
Optional nonstructural filler panel

See Table R602.3(1) for fastening



FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 1030 S.F.



SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

5202 CAMPBELL AVE

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

REVISION NOTES

| NO. | DESCRIPTION |
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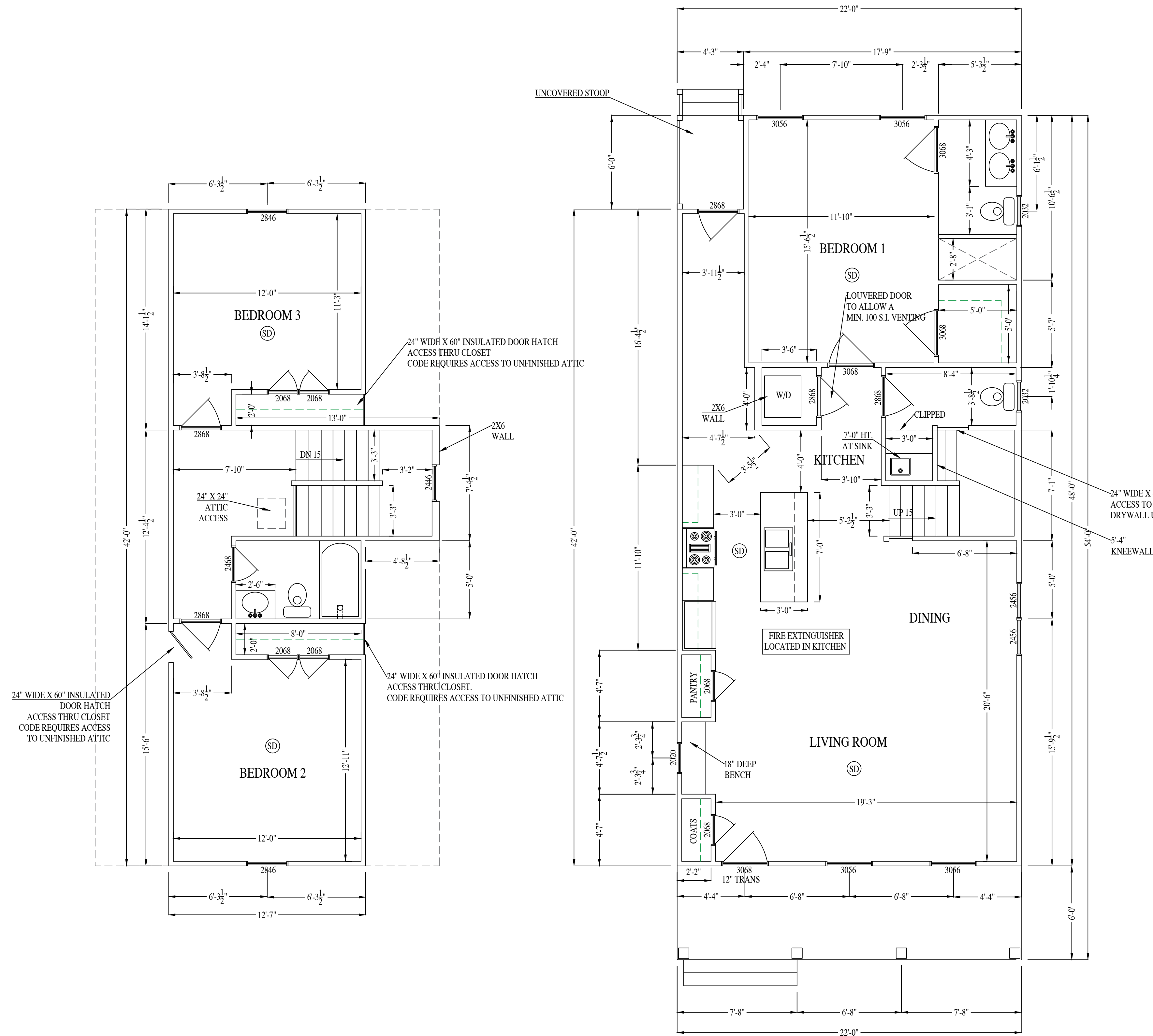
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1/4" = 1'-0"

DATE:
4-04-2023

SHEET:
A1.1



NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

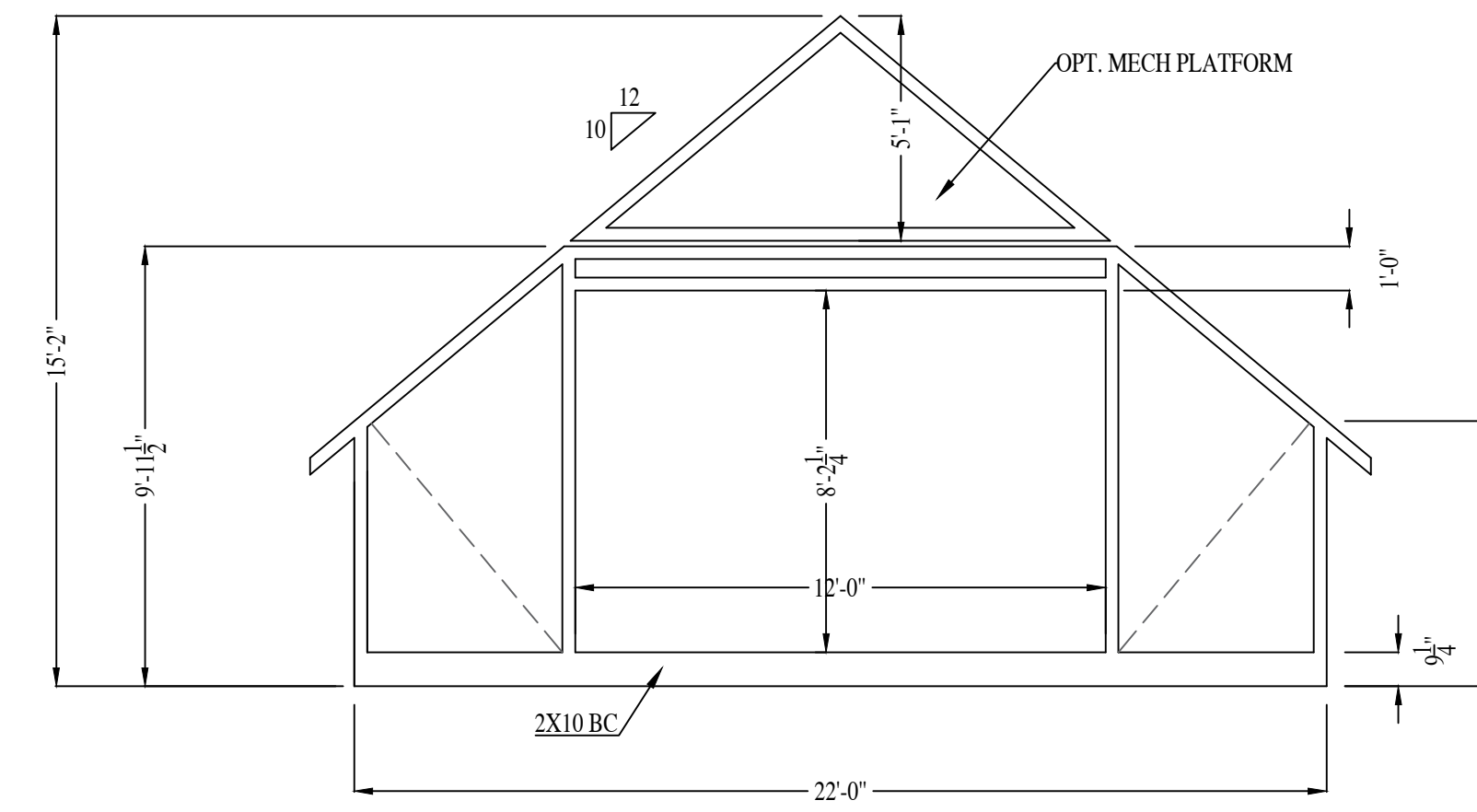


SECOND FLOOR

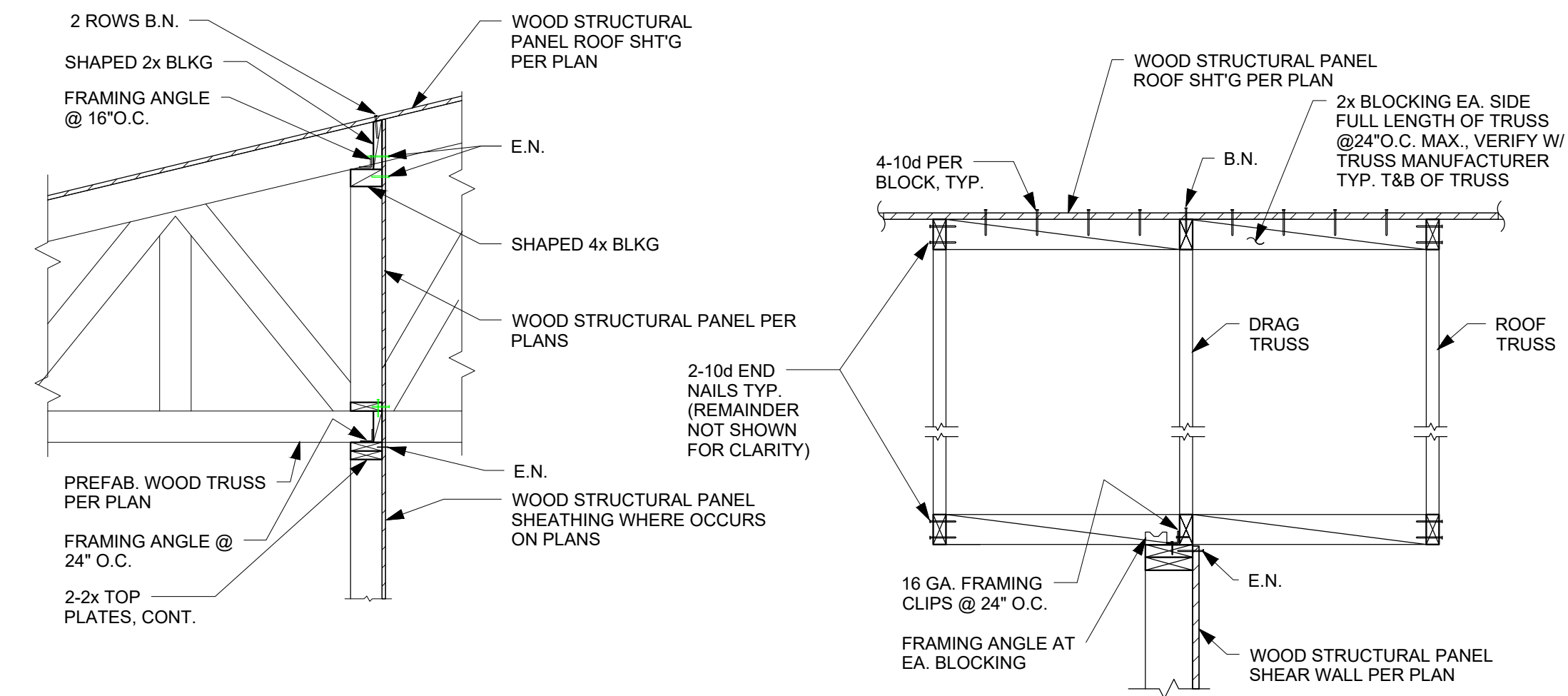
2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 1030 S.F.



ATTIC TRUSS SECTION
(SUBTRACT FOR EXTERIOR SHEATHING)



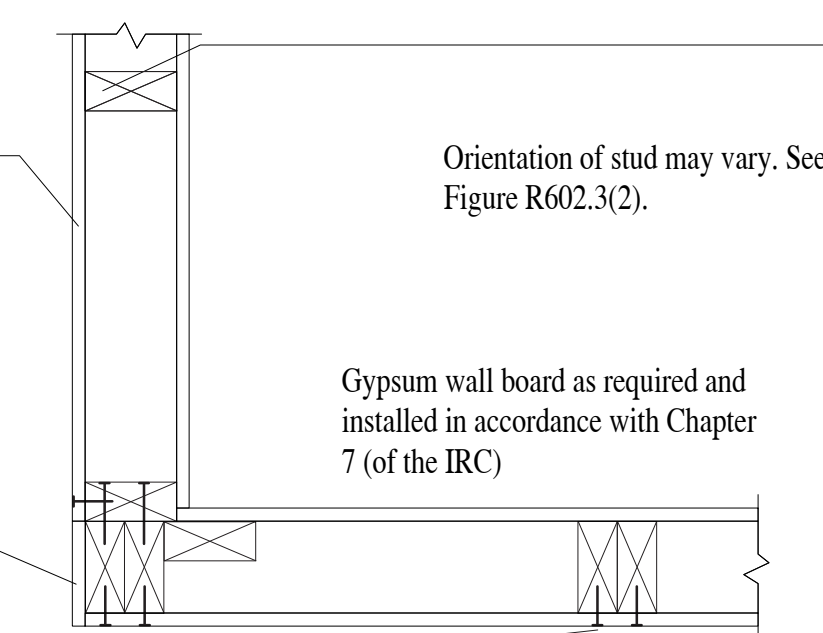
CORNER DETAIL

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16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening



See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line

5204 CAMPBELL AVE

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

REVISION NOTES

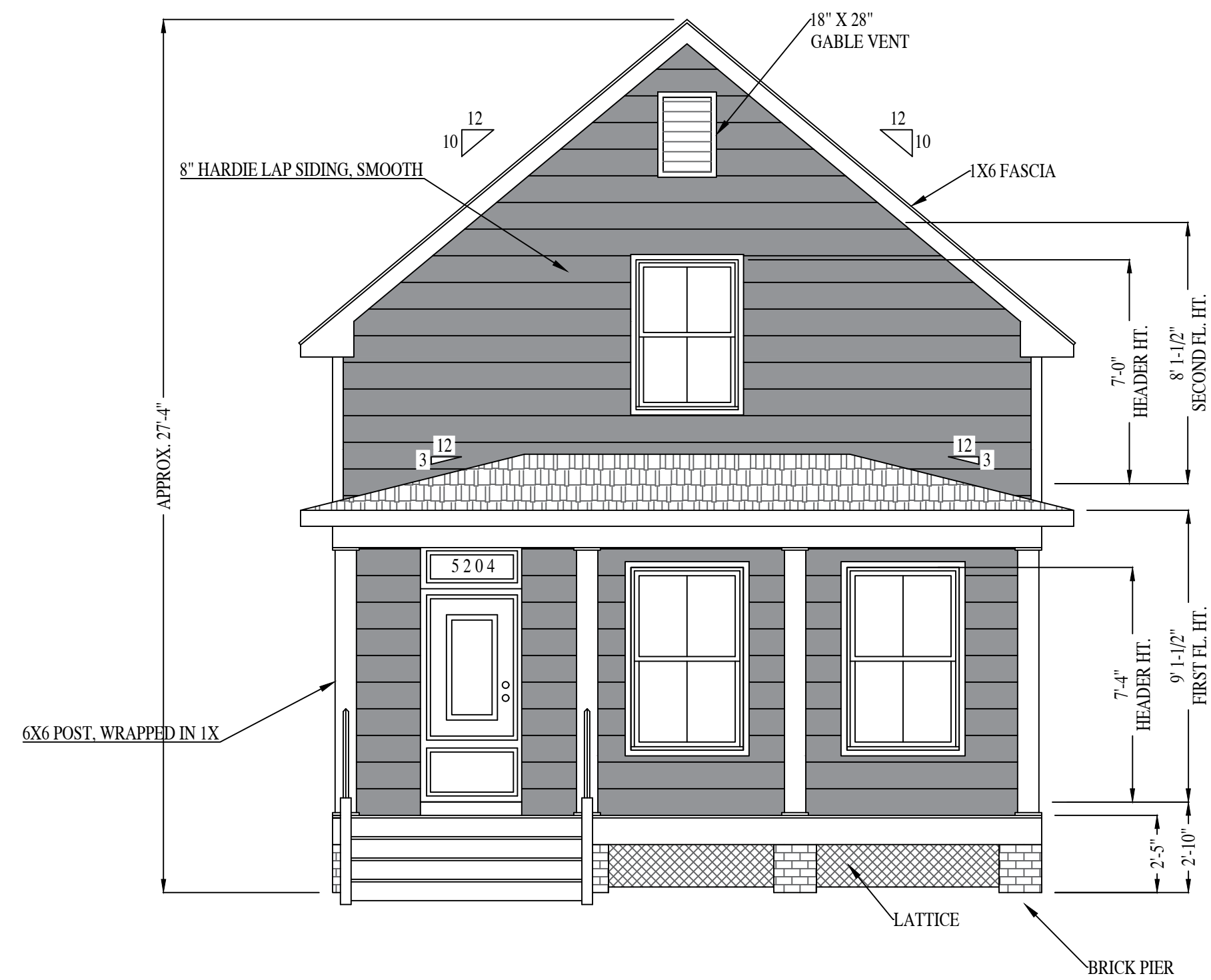
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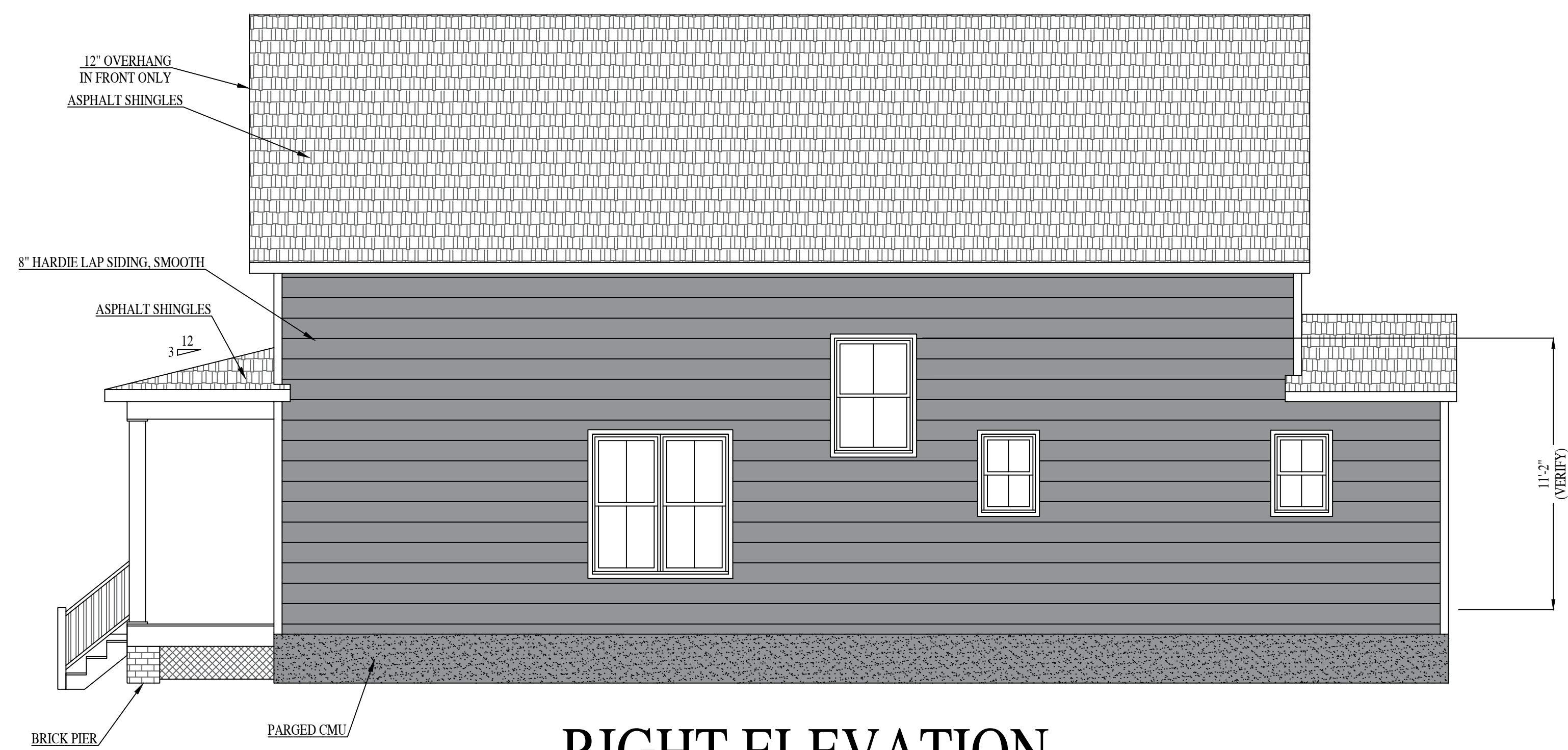
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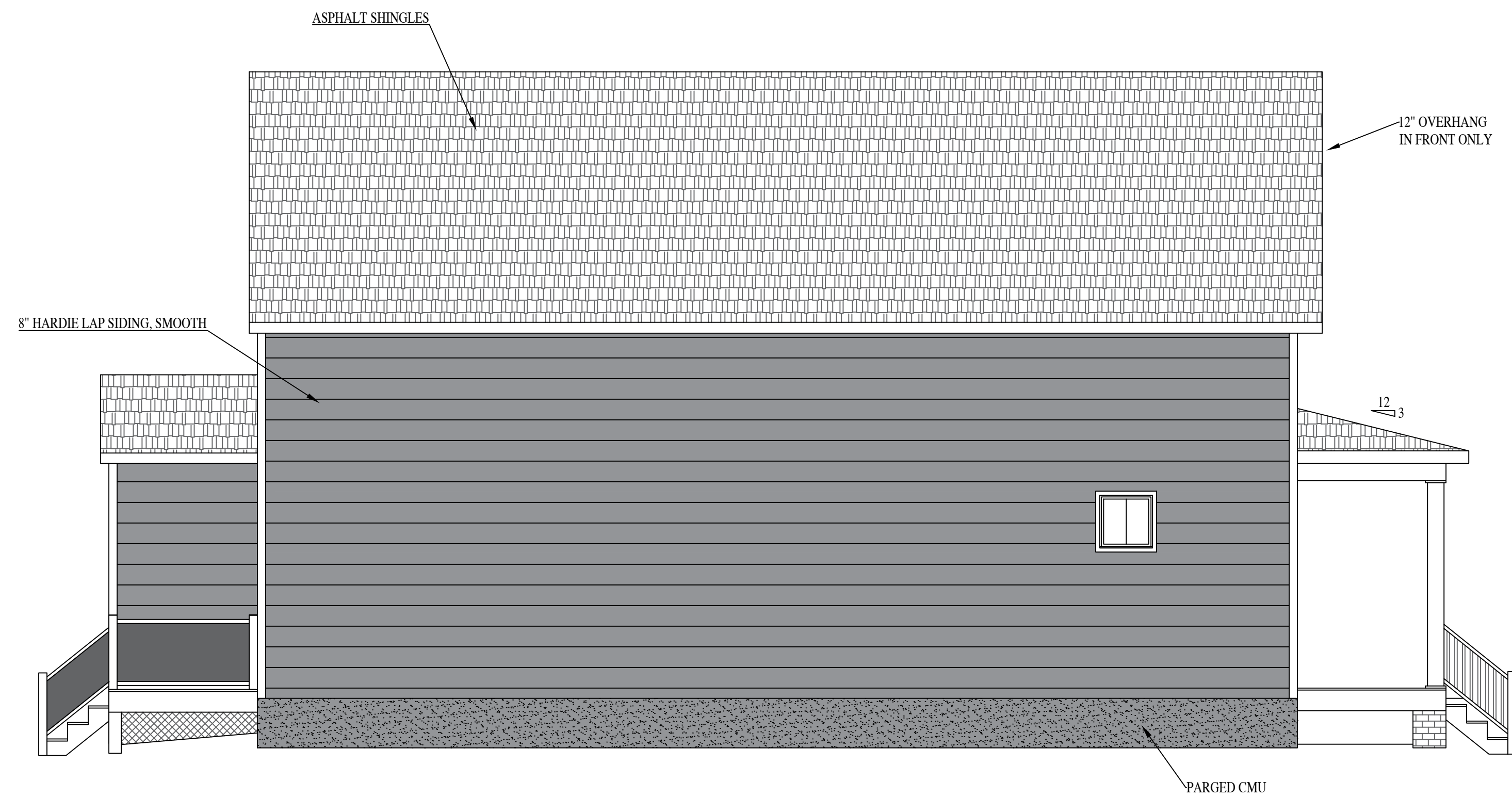




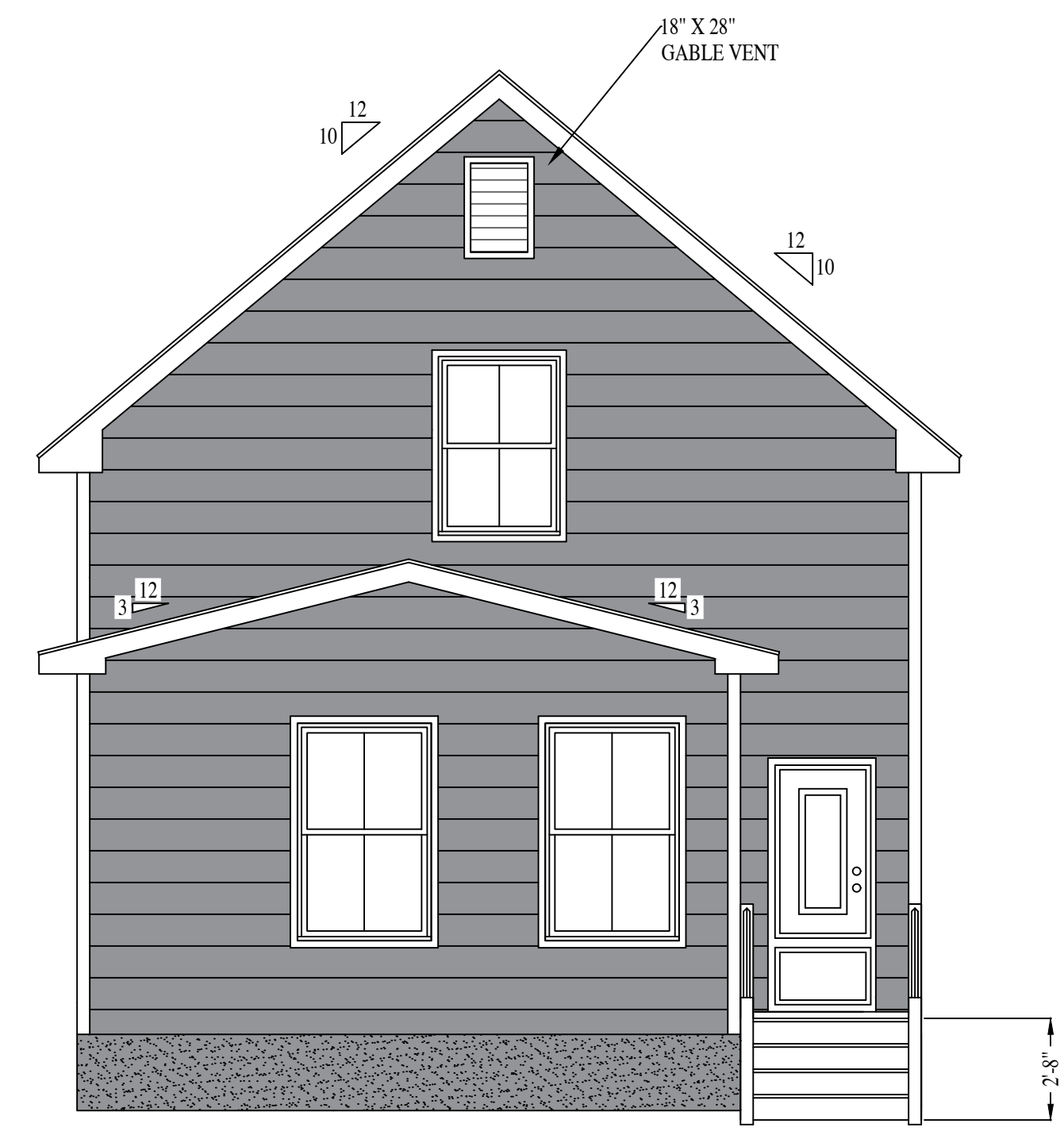
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

5204 CAMPBELL AVE

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

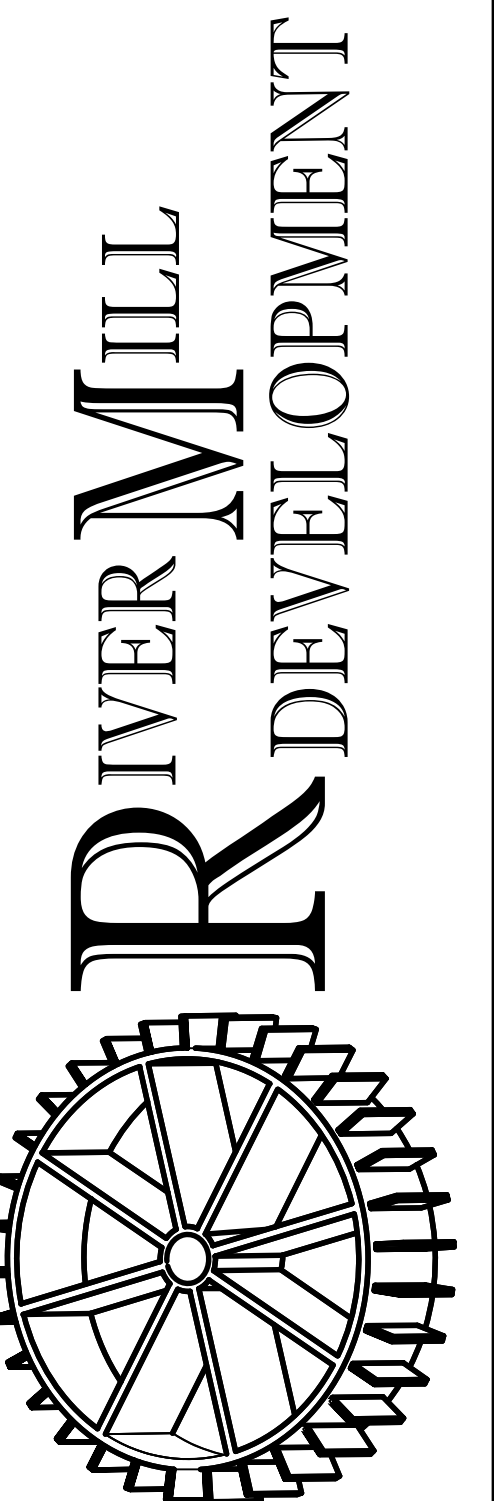
REVISION NOTES

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SCALE:
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 A2.1



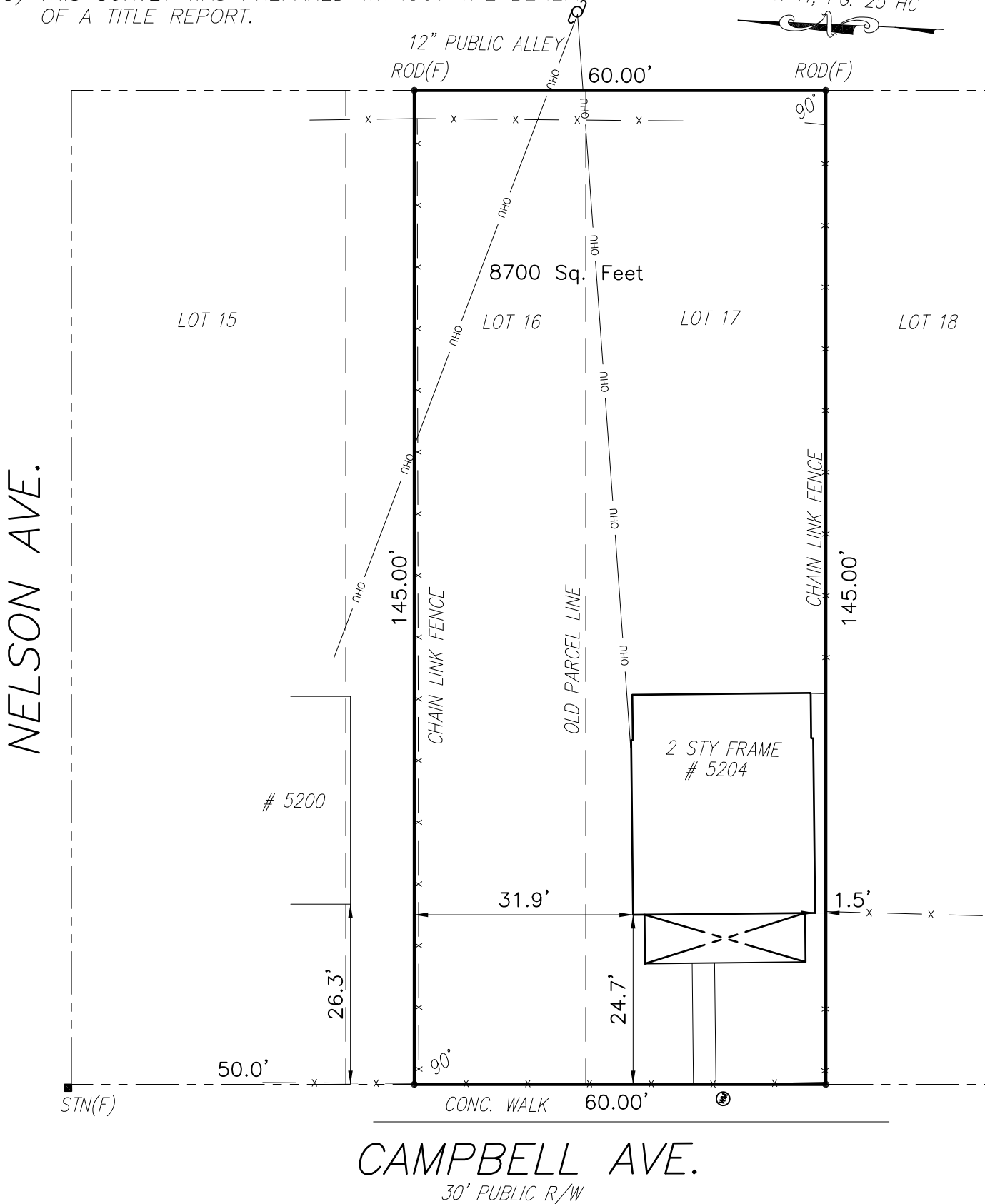
THIS IS TO CERTIFY THAT ON 01/25/23 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



Brian Long
BRIAN LONG, L.S.

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

P.B. 11, PG. 25 HC



**SURVEY OF
LOT 16 & PT. 17 ~ BLK 4
PLAN OF POWHATAN PLACE**

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

CITY OF RICHMOND
VIRGINIA
JAN. 25, 2023
SCALE: 1"=20'



City of Richmond Department of Planning & Development Review

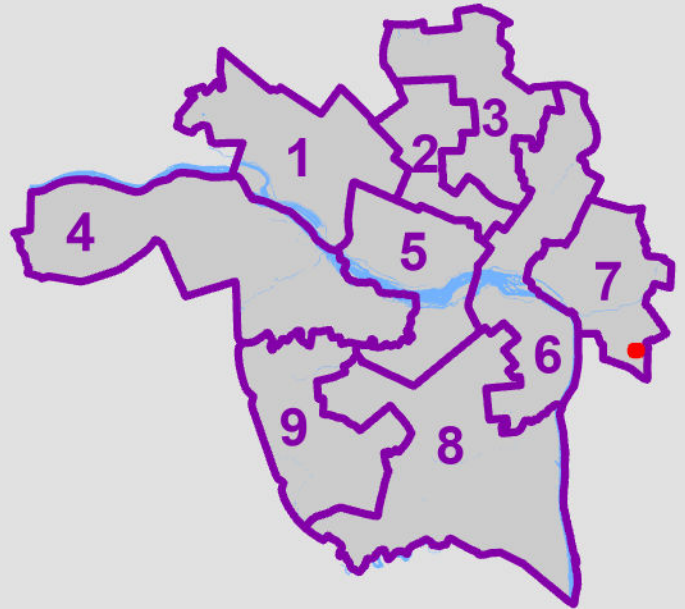
Special Use Permit

LOCATION: 5204 Campbell Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.



For questions, please contact Matthew Ebinger at 804-646-5789 or matthew.ebinger@rva.gov

