



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.