



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: 2525, 2613, and 2701 Belt Boulevard

Date: October 26, 2021

Tax Map #: C-9-534-36, 37, and 28 Fee: \$1,800

Total area of affected site in acres: 6.267

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

**Zoning**

Current Zoning: R-4

Existing Use: Vacant land except for house (2701 Belt Blvd)

**Proposed Use**

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

See Exhibit A

Existing Use: Vacant land except for house (2701 Belt Blvd)

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2021-017

**Applicant/Contact Person:** Brian K. Jackson

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9545

Fax: (804) 644-0957

Email: bjackson@hirschlerlaw.com

**Property Owner:** DCJ Two LLC

If Business Entity, name and title of authorized signee: Lee Manheim, Manager

(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: c/o Liberty Townhomes, LLC - 501 Commerce Road

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 530-2109

Fax: ( )

Email: info@cbury.net

**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)

## **Amendment to Architectural Plans - Applicant's Report**

2525, 2613 and 2701 Belt Boulevard, Richmond, VA 23234  
Tax Map Nos. C009-0534/036, C009-0534/037 and C009-0534/028

### INTRODUCTION

The applicant, DCJ Two LLC (the "Applicant") is the owner of approximately 6.267 acres of land located at 2525, 2613 and 2701 Belt Boulevard (the "Property"). Liberty Townhomes, LLC ("Liberty") has contracted to purchase the Property from the Applicant. The Property is in South Richmond just southeast of the intersection of Belt Boulevard and Hopkins Road, in the City's 8<sup>th</sup> Council District.

Liberty plans to use the Property to develop forty (40) total dwellings, including thirty-four (34) attached three bedroom single-family townhouse dwellings on separate lots plus six (6) one-bedroom units in three duplex dwellings (the "Project"). The original special use permit allowed thirty-six (36) three bedroom dwellings.

Liberty's vision for the Property and the area known as "Liberty Place" has not changed. It envisions a small residential development that will provide both young families and retirees in the South Richmond community with much-needed new, easy to maintain single-family homes at attainable prices. The addition of one-bedroom units responds to high market demand for these residences. In addition, this development would preserve approximately 2.63 acres of land as wooded open space for both Project residents and neighbors to enjoy.

Liberty is an affiliate of the developer of the very similar and highly successful Townhomes at Warwick Place development (see Ord. Nos. 2016-296 and 2008-170-188), and the Project's architecture and design would be virtually identical to that development. That project was rezoned with a Special Use Permit substantially similar to the Original SUP for this Project.

### AMENDMENT TO ARCHITECTURAL PLAN REQUEST

The Property is zoned R-4 Single Family Residential District.

Single family dwellings are permitted by right in the R-4 District.

In February 2021, the City of Richmond approved Liberty's request for a Special Use Permit ("SUP") to allow the development of thirty-six (36) single-family dwellings on the Property (see Ord. No. 2021-017) (the "Original SUP"). Now, Liberty is requesting an amendment to the plans submitted with the Original SUP to include one-bedroom units.

The Project, as amended, would include 40 units total. These units will be offered at reasonable, affordable prices. Six of these units would be one-bedroom units that are configured into a duplex plan with one unit on the first floor and the other on the second floor. As shown in the amended architectural plan entitled "Townhomes at Liberty Place" by Walter Parks Architects, dated March 16, 2021 (the "Architectural Plan"), the Project's lot sizes remain unchanged, with each at no less than 1,500 square feet in floor area and not less than 20 feet wide. Each one-bedroom unit will

contain a minimum of 700 square feet of floor area. Each lot shall have minimum side yards of 3 feet each, except on the sides of lots where the dwellings are attached, in which case no side yards would be required. All lots will have access from internal streets as shown on the Preliminary Plan. As shown in the “Typical Street” section on the Preliminary Plan, all such internal rights of way shall be a minimum of forty feet (40’) wide. Additionally, one of the one-bedroom units would be used as an onsite leasing office. Each three-bedroom unit will be no less than 20 feet wide and will contain a minimum of 1,350 square feet of floor area. There will be no change to the building heights, building materials, quantity of lots or configuration of lots.

## EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the western margin of the Cherry Gardens neighborhood, a collection of reasonably-priced single-family houses dating to the 1940s. The neighborhood is sandwiched between an industrial area to the north and more low-density single-family residential developments to the south, west and east, but is equidistant from three “priority growth” nodes designated in the Richmond 300 plan, as well as big regional employers like Philip Morris, Dupont and the McGuire VA Hospital, which will support commercial development in the area.

The Property comprises two tracts. The first is a wedge-shaped 2.63-acre parcel bordered by Belt Boulevard to the west, Formex Street to the southeast, and industrial properties to the north. This tract would remain preserved as open space. Across Formex Street to the south lies the second tract, which would be subdivided and developed pursuant to the SUP. The second tract comprises two tax parcels totaling approximately 3.452 acres and roughly bound by Belt Boulevard to the west, Formex Street to the north, a residence to the south and a residential subdivision to the east. The Property is in a transitional area between industrial uses to the northeast and single-family residential uses to the south and west. The Property lies less than 1,000 feet from the Hickory Hill Community Center.

The Property’s close proximity to big regional employers will allow the Project to provide convenient workforce housing to their employees.

## THE RICHMOND 300 PLAN

The Property is in the Broad Rock Planning District. The City of Richmond’s 300 Plan designates the Property’s future use as Residential, a future use category which calls for densities of between 2 and 10 dwelling units per acre, and calls for duplexes and small multi-family buildings as a secondary use along major streets like Belt Boulevard.

## PROPOSED USE

The Property’s zoning permits single-family dwelling uses by-right. The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The proposed density of under 7 dwelling units per acre is in line with the Property’s “Residential” future use designation in the Richmond 300 plan, which prescribes densities of

between 2 and 10 dwelling units per acre. The Project directly addresses and is consistent with the Richmond 300 plan goals.

Utilities are available onsite. Stormwater will be discharged to the floodplain on-site via a level spreader or equally permitted device.

The Project is projected to generate approximately 200-300 vehicle trips per day, and amount that should be easily absorbed by the surrounding road network. Belt Boulevard is a median-separated four-lane road running northwest toward the McGuire VA Hospital and southeast toward the Philip Morris and Dupont plants. The Project's entrance would be less than 900 feet from Belt Boulevard's interchange with Hopkins Road, which is also a four-lane road running north to Manchester and south to Chesterfield County. The Property's central location means that morning and evening commutes should not be concentrated on any one of these four directional arteries. Additional traffic will be further alleviated by the Property's proximity to GRTC transit options on Belt Boulevard.

### SUITABILITY OF REZONING and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

*The proposed SUP will:*

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The Project will provide the opportunity for needed housing stock, addition provide the community with conveniently-located, attainable starter or retirement homes and preserve open space. These residences will enhance the community's safety, health, morals and general welfare.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The addition of 40 new residences should have a negligible impact on traffic in the area as the Property fronts on a section of Belt Boulevard that has ample capacity to handle additional traffic.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT tend to overcrowding of land and cause an undue concentration of population.*

The Project's proposed density is well within the limits proposed in the Richmond 300 plan for the "Residential" future land use designation.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above referenced City services will not be adversely affected by the construction of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities. Additionally, the Project is likely to attract residents of diverse backgrounds and age groups so as not to adversely impact area schools, parks, playgrounds, water supplies, sewage and storm water systems, transportation or other governmental services.

- *NOT interfere with adequate light and air.*

The Property is in a location with ample air, lights and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

#### COMMUNITY SUPPORT FOR AMENDMENT TO ARCHITECTURAL PLAN

Liberty has presented the Architectural Plan amendment application materials to the Cherry Gardens Association and to Councilwoman Reva Trammell. After following up with the association and community members, Liberty expects to submit letters of support for the SUP plan amendment.

#### CONCLUSION

The inclusion of one bedroom units meet existing demand for single units and further increase revenue to the City of Richmond in the form of an expanded real estate tax base, construction revenue, bringing jobs to the area, as well as bringing more consumers to the area. With this slight change, this community will remain a highly visible symbol of revitalization in South Richmond contributing to the area's future transformation and thereby further the City's aspirations for this neighborhood.