



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

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

November 18, 2021

*Special Use Permit Request
1308 N 26th Street, Richmond, Virginia
Map Reference Number: E000-0620/012*

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

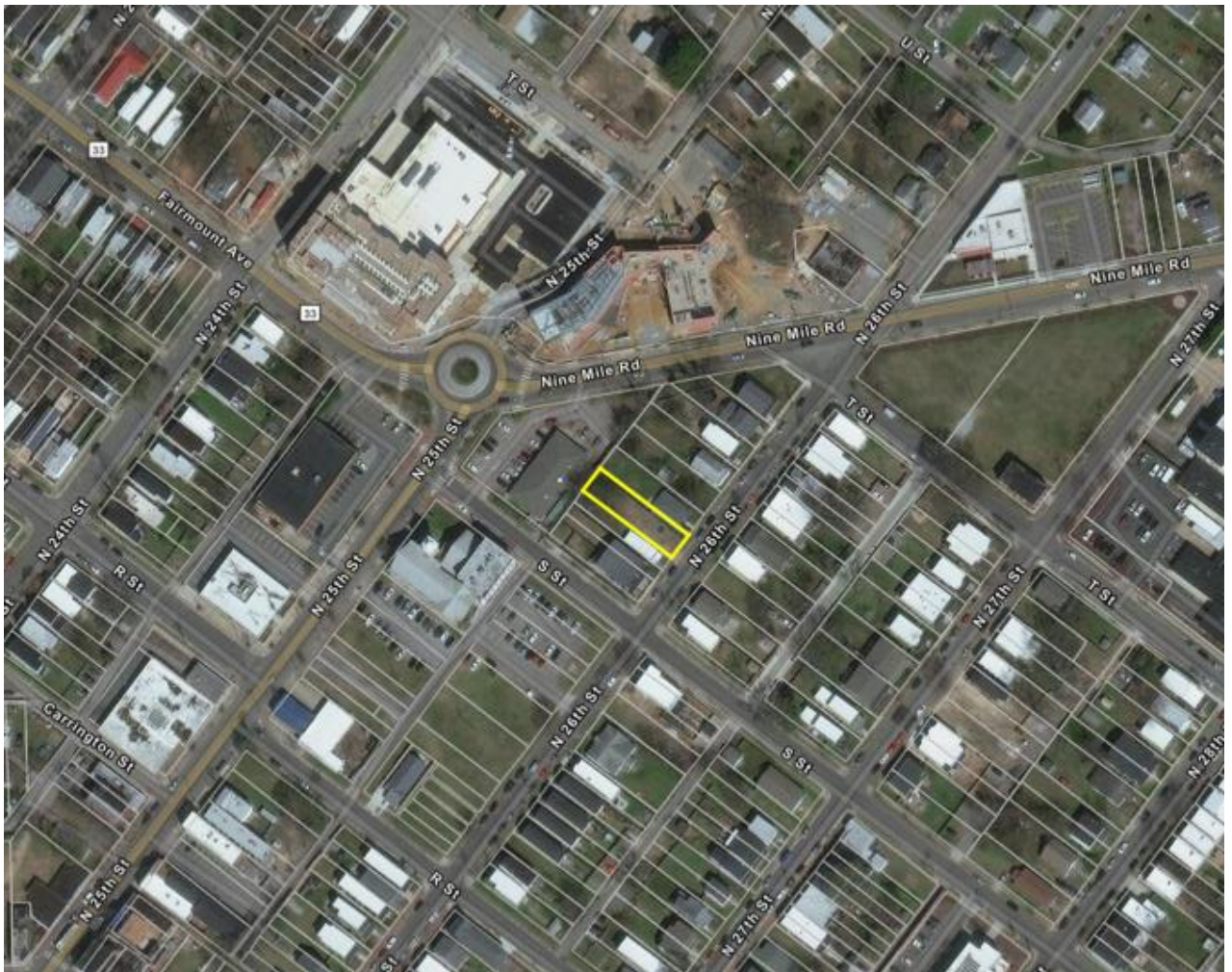
Introduction

The property owner is requesting a special use permit (the "SUP") for 1308 N 26th Street (the "Property"). The SUP would authorize the construction of two (2) single-family attached dwellings on the currently vacant Property. While the single-family attached dwelling use is permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of N 26th Street between S and T Streets and consists of one parcel, which is referenced by the City Assessor as tax parcel E000-0620/012. The Property is 35 feet wide, 140 feet deep and contains approximately 4,900 square feet of lot area and is currently vacant.



There are a mix of single-family attached and detached dwellings in the block. Properties to the east and south are generally developed with single- and two-family dwellings. To the west and north lie the N 25th Street and Nine Mile Road commercial corridors along with The Market at 25th. To the south of the Property along N 26th Street lie various commercial and residential uses along with several vacant properties.

The Property, and those nearby, lie in the 25th and Nine Mile Neighborhood Node. The Richmond 300 Master Plan describes nodes as “places in Richmond where people and jobs are today and continue to grow into the future. Nodes are the places of convergence of many uses and include offices, shopping, housing, and/or public gathering places as well as access to multiple modes of transportation.”

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached Residential, which permits the proposed single-family attached dwelling use. The surrounding properties along the N 25th and Nine Mile corridors are zoned a mixture of B-2, B-5, and UB-2 Business Districts. Southeast of the property along N 28th Street lies a block of properties which are zoned a combination M-1 Light Industrial and R-63 Multifamily Urban Residential.

TRANSPORTATION

Located 0.2 miles from the Property, less than a five-minute walk, is the 25th and S Street bus stop which serves the 7 and 12 bus lines. These lines run every 30 minutes and connect with the Pulse BRT, thereby providing connectivity throughout the City. The Property is also located a half mile from the Mosby and Fairmount bus stop which serves the 5 bus line. This line is described as a “high-frequency line” that runs every fifteen minutes.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential.” 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 a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). The Property is also located within the 25th and Nine Mile Neighborhood Node which is described as a local crossroads typically within or next to larger residential areas that offers goods and services to nearby residents, employees, and visitors.

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, including:

- Equitable Transportation, Objective 6.1, which is to “increase the number of residents...along enhanced transit corridors” as Richmond Highway is shown as being an enhanced transit corridor, and is within close proximity to the Property (Figure 28, p. 119).

- High-Quality Places, Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- High Quality Places, 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.
- Inclusive Housing chapter, Objective 14.5, to “encourage more housing types throughout the City and greater density...at nodes...”, as the request is a more efficient use of the Property than could be achieved by-right in the R-6 zoning district.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two (2) new, single-family attached dwellings on the vacant Property consistent with the historical use of the Property.

PURPOSE OF REQUEST

The Property is 35 feet in width which is equal to, or larger than, the other properties within the block. Historic Sanborn maps show two attached dwellings previously located on the Property. Therefore, the applicant would now like to construct two, new single-family attached dwellings, consistent with the historical use of the Property. While this request is consistent with both the lot pattern and historic development pattern in the vicinity, some of the underlying feature requirements, including unit width and off-street parking cannot be met and therefore, a SUP is required.

The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In the subject block, a majority of the lots are developed with dwellings that do not comply with the current R-6 requirements. Based on this historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to lot area. Furthermore, all properties located on the western portion of the block of N 26th Street bound by S and T Streets do not have rear alley access and therefore cannot provide off-street parking.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.

PROJECT DETAILS

The two new single-family attached dwellings would each be approximately 14 feet in width and three stories in height and are consistent with historic development pattern found throughout the neighborhood. The third floors would be set back and the building design would utilize a false mansard roof at the second story in order to achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the vicinity.

Each dwelling would contain three bedrooms and two-and-one-half bathrooms and approximately 2,207 square feet of floor area. An optional third-floor bathroom would allow future homeowners to meet the needs of their individual families. The dwelling floor plans are spacious and modern with open living areas and kitchens along with a primary bedroom which contains an en suite bathroom and walk in closet.

The new dwellings would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full-width front porch and rear facing balcony on the third-floor allow for additional outdoor living space and, potentially, views of the City of Richmond.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 one off-street parking spaces for each of the six dwelling units 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.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. 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 two single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is historically appropriate and would contribute to the vibrancy of the block with street-oriented full width front porches. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the new Richmond 300 Master Plan. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.