



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 30, 2021

Revised: March 1, 2022

Special Use Permit Request

909 N 29th Street, Richmond, Virginia

Map Reference Number: E000-0570/060

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 909 N 29th Street (the “Property”). The SUP would authorize the construction of five (5) single-family attached dwellings configured as three attached dwellings and two attached dwellings, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southeast corner of the intersection of N 29th and P Streets. The Property is referenced by the City Assessor as tax parcel E000-0570/060, is approximately 69 feet wide by 130 feet deep and contains approximately 8,982 square feet of lot area. The Property is currently improved with a split-level single-family dwelling. Access is provided by means of a north-south alley located to the rear of the Property.

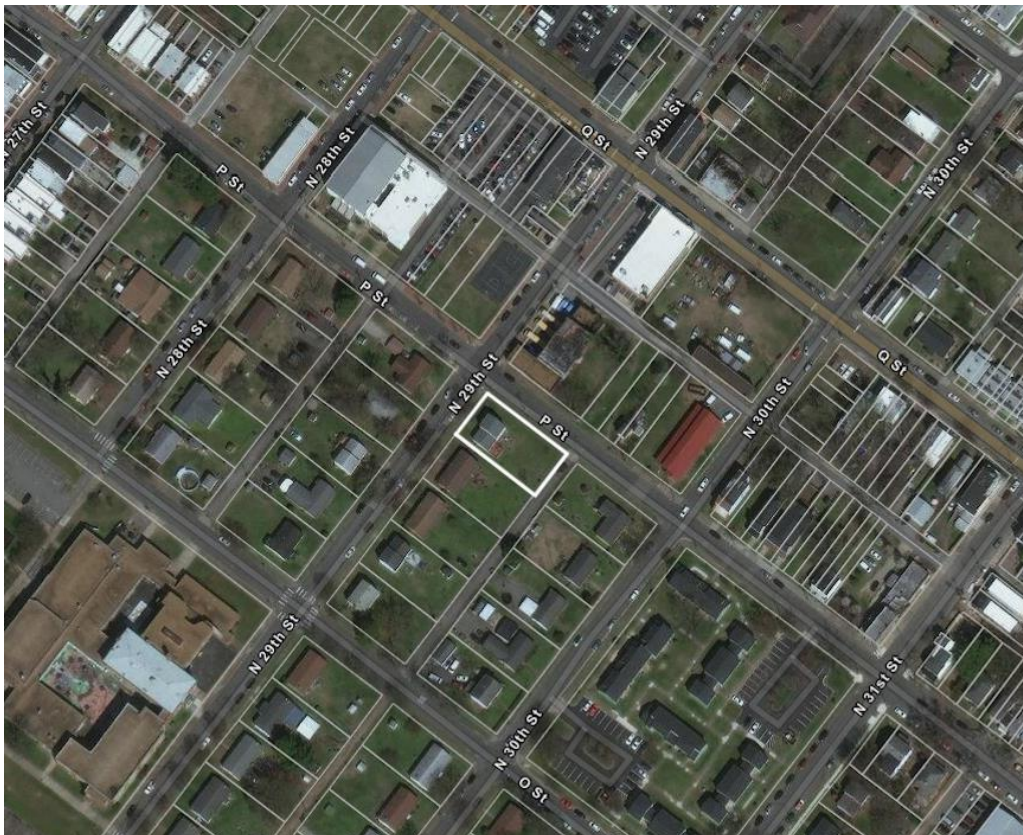


Figure 1: Existing lot pattern

The properties in the area contain a range of dwellings. Immediately to the south lie primarily single-family dwellings while to the north, east, and west lie a wide range of properties and uses. Nearby properties contain, two-family residential, institutional, public open-space, and commercial uses. To the north, across P Street lies property owned by the City of Richmond Parks and Recreation. The northwest corner of the block is occupied by the Fourth Baptist Church of Richmond. To the south lies Henry Marsh III Elementary School.

EXISTING ZONING

The Property and those in the immediate to the south and east are zoned R-6 Single-Family Attached Residential. To the west, across N 30th Street, lies a R-48 Multifamily Residential District. To the north, across P Street lies a B-2 Business District. Properties beyond the R-48 and B-2 districts are also zoned R-6.

TRANSPORTATION

Located 0.2 miles from the Property, less than a five-minute walk, is the 29th and O Street bus stop which serves the 12 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City. The Property is also located less than a half mile from the 7 and 13 bus lines which run every thirty 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).

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 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.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of five single-family attached dwellings on individual lots.

PURPOSE OF REQUEST

The subject Property is a single legal lot of record and has a lot width of roughly 69 feet along N 29th Street and contains approximately 8,982 square feet of lot area. According to the 1905 Sanborn Map (Figure 2, below), the Property was historically configured with at least three buildings fronting on to P Street. Furthermore, the historical lot pattern of many blocks in the neighborhood consists of as many as eight lots fronting P Street in the immediate vicinity. The applicant would like to subdivide the Property into a total of five lots and construct five single-family attached dwellings as on pair and one set of three dwellings that better replicate the original lot pattern of the area.

The R-6 district permits the single-family attached dwelling use. The five proposed lots would have lot widths ranging from 18' 4" to 32' 9" and lot areas ranging from approximately 1,200 to 2,300 square feet. Although the proposed lots would be consistent with the historical development pattern, the required lot area of 2,200 square feet would not be met for some of the dwellings. In addition, as it is a corner lot, the Property would be subject to two front yard requirements. Development of the Property consistent with the original lot pattern necessitates the provision of only one front yard, on the P Street frontage, and a side yard along the N 29th Street frontage. Furthermore, while four parking spaces are provided along the alley, the underlying zoning would require five off-street parking spaces and, therefore, a SUP is required in order to permit the development.

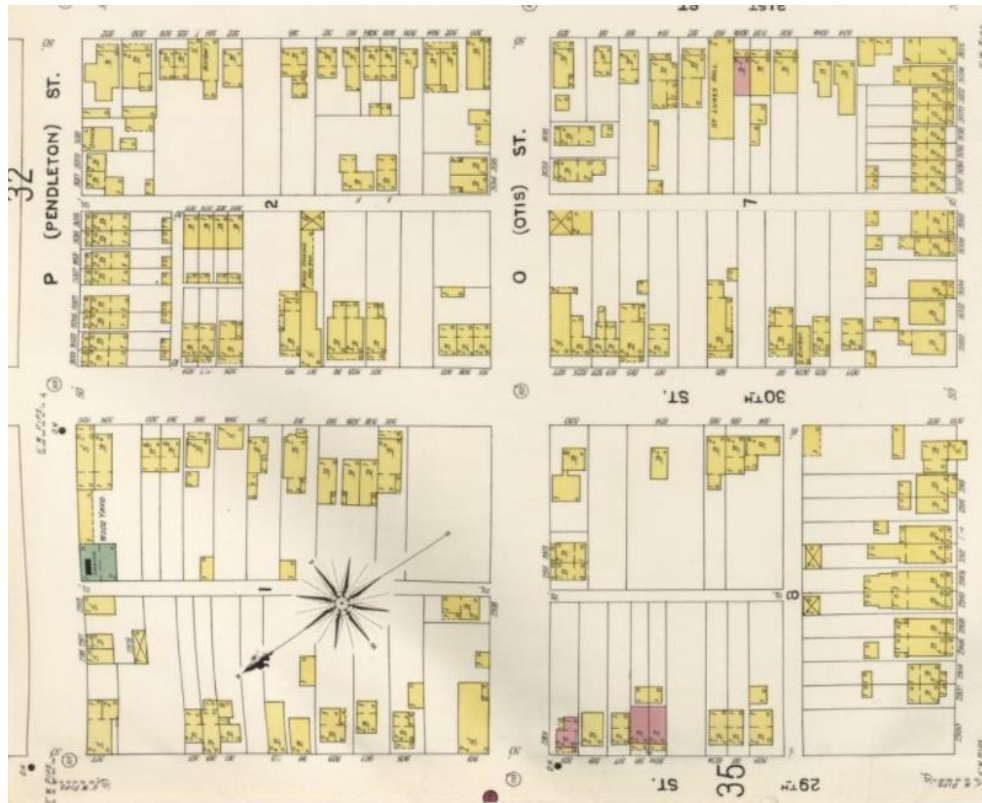


Figure 2:1905 Sanborn Map of the Property and surrounding neighborhood

The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The historic lot pattern in the vicinity includes many lots that are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property consistent with the original lot pattern and the character of the area.

In exchange for the SUP, this request will better ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historical lot 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 five single-family attached dwellings would be two stories in height with habitable attics and contain three bedrooms and two-and-one-half bathrooms. The proposed buildings are configured as two sets of attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character. Each building would contain approximately 1,850 square feet of floor area. The five individual dwelling units would be traditionally configured, with an open living room, dining area, and kitchen on the ground floor, and three bedrooms with two bathrooms upstairs. Of the rooms upstairs, there will be a primary suite with walk-in closet and en

suite bathroom as well as a laundry room. The dwelling floor plans are spacious and modern with open living areas. A habitable third floor will contain a bonus room along with a rear-facing walk-out balcony.

The buildings would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. All of the five dwellings would feature full-width front porches to engage the street and provide additional outdoor living area.

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 conversion of the existing dwelling 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 related to the proposed dwellings and the proposed off-street parking will result in 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 is consistent with the historical lot pattern and density in the vicinity and 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 dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development 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 attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate infill 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 provide for respectful infill development that is consistent with the objectives of the Master Plan. It would respectfully encourage a pedestrian friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented front porches. The appropriate urban form would give the property 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.