



October 28, 2021

Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for an Amendment at Beaufont Oaks Community Unit Plan (7000 Carnation St)

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Community Unit Plan (CUP) amendment application for the property at 7000 Carnation Street. With this application the property owner, 7000 Carnation Acquisition, LLC, is petitioning the City Council for a CUP amendment to authorize the development of a multifamily development.

Documents submitted as part of this application contain a preliminary layout of the site as well as the character of the proposed improvements. Therefore, we are requesting that the preliminary plan also serve as the final plan to be approved by the Planning Commission and City Council in accordance with Sec. 30-456.9 of the Zoning Ordinance.

Site

This undeveloped property is located in the City's Midlothian Planning District at the northeast corner of the intersection of Carnation Street and Hioaks Road. The property has a land area of 5.39 acres and is part of the Beaufont Oaks Community Unit Plan that was approved by City Council in 1980 and last amended in 2017. Currently, the site is wooded and undeveloped. The adjacent property to the north is a medical office building, and to the east is a church.

Zoning and CUP Ordinance Conditions

The property is located in an R-3 Single-Family Residential district. Ordinance No. 80-260-81-41 authorized a Community Unit Plan on the site in 1980 and has been amended several times since then. The latest amendment was adopted by City Council in 2017 via Ordinance No. 2017-169. While the R-3 district prohibits any multifamily or commercial uses, the CUP ordinance authorizes a wide variety of multifamily and commercial uses for the properties located within the boundaries of the CUP and details requirements for floor area, building height, parking, screening, signage, and other regulations specific to the CUP. With regards to multifamily use, the ordinance limits the total number of dwelling units at 597.

Proposal

We propose to develop two multifamily buildings at 7000 Carnation Street with a total of 218 dwelling units comprising of a mix of one, two, and three-bedroom units. The four-story buildings would front along Hioaks Road and Carnation Street. The buildings would be constructed with high-quality materials, and their design would promote pedestrian friendliness along the streets. Amenities such as a clubhouse, swimming pool, landscape area, and a dog park would be provided for the use of the residents. The CUP requires a minimum setback of 25 feet for the property. We propose to amend the ordinance to allow for a setback as shown on the conceptual plan of approximately 10 feet to enhance pedestrian activity along the street.

Parking serving the dwellings would be located behind the buildings at the interior of the property. The current CUP regulation require 1.5 spaces per units with 2 or more bedrooms, and 1.25 spaces per units with less than 2 bedrooms. We propose to amend the current regulation to the standard zoning requirement of one parking space per dwelling unit.

The proposed multifamily development would provide greatly needed high-quality housing options for residents in South Richmond. In addition to attracting potential new residents to Richmond, the development of this underutilize property would provide substantial economic development for this area of the City.

Master Plan

Richmond 300 designates the property for Destination Mixed Use. These areas are key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Primary uses are retail/office/ personal service, multi-family residential, cultural, and open space. Buildings typically a minimum height of five stories.

City Charter Conditions

This is a unique opportunity to bring new housing to a currently undeveloped property in an area identified by the City for multifamily development. We trust that you will agree with us that this proposed CUP amendment meets the City Charter criteria and the City Code criteria for the granting of CUPs as the project will lessen congestion in streets, secure safety from fire, panic and other danger, promote health, sanitation and general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate public and private transportation and the supplying of public utility services and sewage disposal, and facilitate provision for schools, parks, playgrounds, and other improvements and requirements.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham

Enclosures

cc: The Honorable Michael J. Jones, 9th District Representative
Richard Saunders, Secretary to the City Planning Commission