



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: 2300 Fairmount Avenue Date: March 14, 2022
 Tax Map #: E0000617021 Fee: \$1,800
 Total area of affected site in acres: 0.143

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

Zoning

Current Zoning: R-6

Existing Use: Religious/Church (vacant)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Mixed-use, including office and four multi-family dwelling units

Existing Use: Religious/Church (vacant)

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: BZA-112-48

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 1519 Summit Ave., Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: 2300 Fairmount RVA LLC

If Business Entity, name and title of authorized signee: Sarah Hale, managing member

(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: 1107 N 35th Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 396-9818 Fax: ()
 Email: sarah@urbanhoperva.org

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

May 10, 2021

Revised March 23, 2022

Special Use Permit Request

2300 Fairmount Avenue, Richmond, Virginia

Map Reference Number: E000-0617/021

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

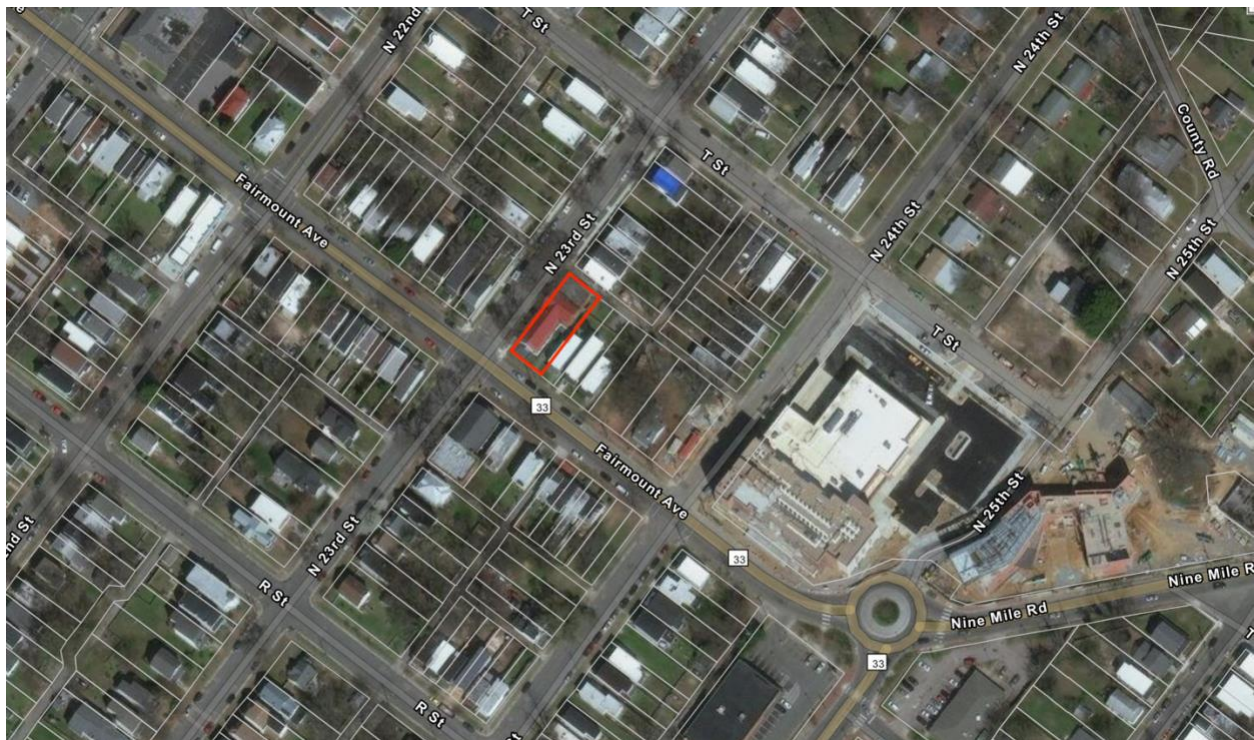
Introduction

The property owner, Urban Hope, Inc., is requesting a special use permit (the "SUP") for 2300 Fairmount Avenue (the "Property"). The SUP would authorize the reuse of a building formerly occupied as a church for mixed-use including the office use and four multi-family dwelling units that 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 at the northeast corner of North 23rd Street and Fairmount Avenue. The Property is referenced by the City Assessor as tax parcel E000-0617/021. The Property is roughly 50' wide by 125' in depth and contains approximately 6,250 square feet of lot area.



The Property is improved with a one-story, masonry church with a gabled roof originally constructed in 1900. According to City Assessor's records, the building includes 3,372 square feet of finished floor area and 912 square feet of basement area. The building was most recently occupied by the Tenth Baptist Church but is currently vacant.

Properties in the immediate vicinity area are generally developed with single-family dwellings with the property directly across Fairmount to the south being occupied by a church. One block to the east lie properties within the N 25th Street commercial service corridor at the intersection of N 25th Street and Nine Mile Road. These properties include a variety of commercial uses ranging from one-story retail commercial

strip to a newly developed four-story mixed-use project including the Market at 25th, the VCU Health Hub, and multi-family dwellings. Moving west, along Fairmount Avenue, there are a mixture of dwellings and commercial uses.

EXISTING ZONING

The Property is currently zoned R-6 Single-Family Attached Residential. The surrounding properties are also zoned R-6 with properties further to the north, across 29th Street, being zoned R-5 Single-Family Residential. To the east at the intersection of Fairmount Avenue and Nine Mile Road lies a B-5 zoning district. Properties to the west along the north side of Fairmount Avenue between N 21st and N 22nd Streets are zoned B-2.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (“the Master Plan”) recommends “Neighborhood Mixed-Use” for the Property, which supports this request. The Master Plan describes this land use category as follows: “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...”. The Property is also located in the “25th / Nine Mile Neighborhood Node” which is described as a “place that can accommodate additional growth in jobs and population” by the Master Plan. The Richmond 300 plan also explicitly suggests that within the Neighborhood Node “Underutilized parcels... fronting the street are redeveloped.”

Proposal

PROJECT SUMMARY

The SUP would authorize the reuse of a building formerly occupied as a church for mixed-use including the office use and four multi-family dwelling units that do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

PURPOSE OF REQUEST

The R-6 zoning does not permit the proposed uses of the Property. Urban Hope is proposing the office use and four multi-family dwelling units in order to allow for the reasonable reuse of the existing building. Urban Hope is an affordable housing nonprofit that is focused on the East End of Richmond. They help their clients gain financial management skills, provide safe, quality, affordable housing, and assist clients looking to begin the pathway to homeownership. A special use permit is necessary in order to authorize the use of the building for their purposes.

PROJECT DETAILS

The Property was originally developed in 1900 as a one-story masonry and stucco church including 3,372 square feet of floor area. The current interior configuration is consistent with the original/past use as a church and includes a main sanctuary space as well as accessory administrative and meeting spaces, bathrooms and kitchen. The front of the building includes the original sanctuary space, is clad in stucco, and has a gabled roof fronting Fairmount Avenue. To the rear of the original sanctuary is a one-story brick

building section which was occupied as accessory space for the church. This portion of the building has a gabled roof which is oriented perpendicular to the main sanctuary roof and facing N 23rd Street. At the rear of the building is a one-story brick addition with a flat roof, which housed auxiliary uses. This portion of the building also includes a partially exposed basement level, with access provide via external stairs at eastern and western side of the building.

This configuration and the current R-6 zoning limit the potential use of the Property. In order to retain the building and allow some reasonable re-use, the owner now proposes to occupy the existing building with the office use and four multi-family dwelling units. The front and middle sections of the building, as described above, would be rehabilitated as a commercial office use. The plans depict a concept showing private offices, open workspaces, a kitchen/employee café area, and two bathrooms. The rear portion of the building would be expanded upward to include a gabled roof and shed dormer on the northern and southern sides. This roof design is consistent in character with the original sections of the building and while allowing for an occupiable second floor space. The first and second floors in this area would be improved as two-bedroom dwelling units. The basement level would be occupied as two studio-style dwelling units. The applicant, Urban Hope, would occupy at least a portion of the office space and would plan to utilize a portion of the dwellings to address affordable housing.

In exchange for the SUP, the intent of this request is to allow for the reasonable re-use of this building. The proposed uses would allow for appropriate, small-scale, neighborhood-serving use while also contributing to more diversity in housing options in the area. This would prevent the potential negative impacts of a vacant structure in the area and provide a reasonable stream of revenue for the Property's future upkeep and maintenance. The assurances conditioned through the SUP would guarantee an appropriate re-use of the building that is complementary to the surrounding residential neighborhood.

Findings of Fact

The following are factors included 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 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 proposed office use would be limited in size and scale and would be intended to provide for the convenience of neighborhood residents, some of which are within walking distance, and to avoid any traffic or parking concerns.

- ***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 proposed 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.

Summary

In summary we are enthusiastically seeking approval for this SUP, which would allow for the reasonable re-use of this purpose-built building. The proposed uses offer compatibility with surrounding residential uses. This request would allow for the continued stewardship of the property based on its occupancy and eliminate any concerns that can be attributed to vacant structures. The assurances conditioned through the SUP would guarantee an appropriate re-use of the building that is complementary to the surrounding residential neighborhood without need for extensive modification to or removal of the building. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood.