



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: 3001 Midlothian Turnpike Date: _____
 Tax Map #: S000-1347/018 Fee: \$300
 Total area of affected site in acres: 0.183

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

Zoning

Current Zoning: R-5 Residential

Existing Use: Vacant

Proposed Use

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

Construction of two (2) single-family attached dwellings and one (1) single-family detached dwelling.

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: K C Enterprises of VA, llc

If Business Entity, name and title of authorized signee: Keith Carter

(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: 21119 Baileys Grove Drive

City: S Chesterfield State: VA Zip Code: 23803

Telephone: () Fax: ()

Email: _____

Property Owner Signature:

Keith E Carter

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

March 18, 2022

*Special Use Permit Request
3001 Midlothian Turnpike, Richmond, Virginia
Map Reference Number: S000-1347/018*

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 3001 Midlothian Turnpike (the "Property"). The SUP would authorize the construction of three new single-family dwellings configured as two attached dwellings and one detached dwelling. The single-family attached use is not permitted by the underlying R-5 Single-Family Residential zoning district and some of the underlying feature requirements related to the single-family detached dwelling cannot be met. Therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on Midlothian Turnpike on the northwestern corner of its intersection with W 30th Street. The Property is referenced by the City Assessor as tax parcel S000-1347/018. The currently unimproved Property is 60' wide by 133' in depth and contains approximately 7,980 square feet of lot area. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. While single-family attached and detached dwellings are the most common uses found in the area; two-family, multi-family, and commercial uses are also found in the vicinity. While many

of the properties in the area have been developed, there are also still several small, vacant lots in the vicinity, several of which lie on the north line of Midlothian Turnpike in the nearby blocks. The typical neighborhood grid in the area consists of dwellings fronting along Midlothian Turnpike with properties to the north and south typically fronting on the side streets.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which permits the single-family detached use but does not permit the single-family attached dwelling use. The surrounding properties are also zoned R-5. The R-5 district requires 50 feet of lot width and 6,000 square feet of lot area for the single-family detached dwelling use. Most properties in the vicinity are nonconforming with regard to these requirements owing to the historical lot pattern and original subdivision. To the west, along Midlothian Turnpike are properties zoned B-1 Neighborhood Business District and to the east can be found properties within a R-53 Multifamily Residential District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. 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. This designation 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 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- 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.”

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the Property into three lots and construct two single-family attached and one single-family detached dwellings.

PURPOSE OF REQUEST

While the proposed lots are consistent with the character of the neighborhood, the R-5 District lot area and width requirements would not be met for the new single-family detached dwelling. In addition, single-family attached dwellings are not permitted in the R-5 district. Therefore, a SUP is required. All other zoning requirements would be met, including the requirement that a minimum of one (1) off-street parking space be provided.

PROJECT DETAILS

Consistent with the existing dwellings in the area, the new dwellings would front onto Midlothian Turnpike. The eastern and middle lots would be known as 3001 and 3001.5 Midlothian Turnpike and would be developed with a pair of single-family attached dwellings. These lots would be 19' in width containing approximately 2,527 square feet of lot area. This is consistent with the requirements for single-family attached dwellings in the R-6 district, where they are first permitted by-right by the Zoning Ordinance. The western property would be known as 3003 Midlothian turnpike and would be developed with a single-family detached dwelling. This lot would be 22' in width and would contain roughly 2,926 square feet of lot area.

All three proposed dwellings would be 16' in width, 64 feet in depth, and two stories in height. They would each include approximately 1,688 square feet of finished floor area along with 350 square feet of garage space. The dwellings would contain three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The first floor will contain an open kitchen and living area along with and attached garage at the rear of the dwelling. The second-floor plans include a primary bedroom with en-suite bathroom and walk-in closet. The buildings would be of frame construction and would be clad in cementitious horizontal lap siding. A covered front and second-story rear porch would provide usable outdoor space for the future owners. The proposed dwellings' massing and architectural styles are designed to be compatible with nearby dwellings and are consistent in character with the historical homes found in the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be compatible with the uses permitted by-right by the underlying zoning. At the same time, it will remain respectful to the historical development pattern

in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

Findings of Fact

The following are factors indicated 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 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 on the existing street 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 will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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 in the vicinity. 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 three single-family dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which several lots are vacant. It would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Midlothian. The traditional building forms would provide 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.