

**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: 4860 Warwick Avenue Date: _____
Tax Map #: C0060643002 Fee: \$300
Total area of affected site in acres: 1.426

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

Zoning

Current Zoning: R-4

Existing Use: Vacant

Proposed Use

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

Lot division to construct sixteen (16) single-family attached dwellings configured as groups of four (4) dwellings

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 State: VA Zip Code: 23219

City: Richmond Fax: ()

Telephone: (804) 874-675

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Lemus Perez Investment Group, LLC

If Business Entity, name and title of authorized signer: _____

(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: PO BOX 2049 State: VA Zip Code: 23832

City: Chesterfield Fax: ()

Telephone: ()

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

June 7, 2022

*Special Use Permit Request
4860 Warwick Road, Richmond, Virginia
Map Reference Number: C006-0643/002*

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 4860 Warwick Road (the "Property"). The SUP would authorize the construction of sixteen (16) single-family attached dwellings, configured as four series of four attached units on the Property. While the single-family use is permitted by the underlying R-4 Single-Family Residential zoning district, the single-family attached use is not, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of Warwick Road, west of Broad Rock Boulevard. The Property is referenced by the City Assessor as tax parcel C006-0643/002. The irregularly shaped parcel is roughly 209' wide by 288' in depth and contains approximately 1.42 Acres of lot area. The Property is currently vacant, is relatively flat, and is afforded access along its Warwick Road frontage.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. Single-family detached dwellings occupy most of the developed, residential lots though two-family and multi-family dwellings can be found in the area as well. This includes the large

multi-family complex, London Square Apartments, immediately adjacent to the west of the subject Property. Properties nearby also include two large parcels which are owned by the City of Richmond's Department of Public Works. Adjacent to the Property, across Warwick Street, is Broadrock Park, also owned by the City of Richmond. Commercial and institutional uses are also found nearby.

EXISTING ZONING

The Property is zoned R-4 Single-Family Residential. The surrounding properties to the north, west, and south are also zoned R-4. Properties to the south, along Broad Rock Boulevard, are zoned B-2 Community Business 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. 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."
- 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 sixteen (16) single-family attached dwellings, constructed as four series of four dwellings on the Property.

PURPOSE OF REQUEST

The Property is exceptionally large for the vicinity containing approximately 62,000 square feet of lot area. The applicant would like to develop the Property with single-family attached dwellings. The R-4 district permits the single-family detached use; however, it does not permit the single-family attached use. Therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality development on the currently vacant Property. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. At the same time, it would remain respectful to the existing development pattern in the vicinity thereby remaining consistent with the 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 development would include the construction of 16 single-family attached dwellings. The 16 single-family attached dwellings, arranged in four series of four, would front onto a central private street which would access Warwick Road.

Each of the dwellings would be two stories in height and have been designed to reflect the traditional townhome form found within the city. The front of the four attached units would be a combination of masonry and horizontal lap siding to differentiate the dwellings and provide texture and variety from the street. The dwellings would each contain three bedrooms and two bathrooms. In order to provide a variety of housing options, twelve of the dwellings (three in each series of four attached dwellings) would have an open kitchen and living area along with one bedroom on the first floor and two bedrooms on the second floor. Four dwellings (one in each series of four attached dwellings) would have two bedrooms on the first floor with a large third bedroom, with walk-in closet, on the second floor. Twenty-two off-street parking spaces would be provided for residents within the development.

Usable outdoor space is provided for each dwelling in the form of porches and rear yards. Additional outdoor space is provided in the form of open space within the proposed development. The proposed buildings' massing and architectural styles are consistent with other dwellings found in the vicinity. In order to ensure durability, the buildings would be clad in quality building materials including masonry and cementitious lap siding on the sides and standing seam metal roofs on the porches.

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 and the provision of twenty-two off street parking spaces for the new dwelling units will create no congestion on streets, roads, alleys or any other public right of way. As such, the SUP will not create 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. 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 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 the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, residential 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. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.