



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: 3917 Corbin Street Date: _____
 Tax Map #: NO180532018 Fee: \$300
 Total area of affected site in acres: 0.258

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

Zoning

Current Zoning: R-2

Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
One (1) new, single-family detached dwelling on the currently vacant parcel.

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: WATCHTOWER HOMES AND CONSTRUCTION LLC

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: 3912 SEMINARY AVE

City: RICHMOND State: VA Zip Code: 23227

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

September 9th, 2022

*Special Use Permit Request
3917 Corbin Street, Richmond, Virginia
Map Reference Number: W018-0532/018*

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

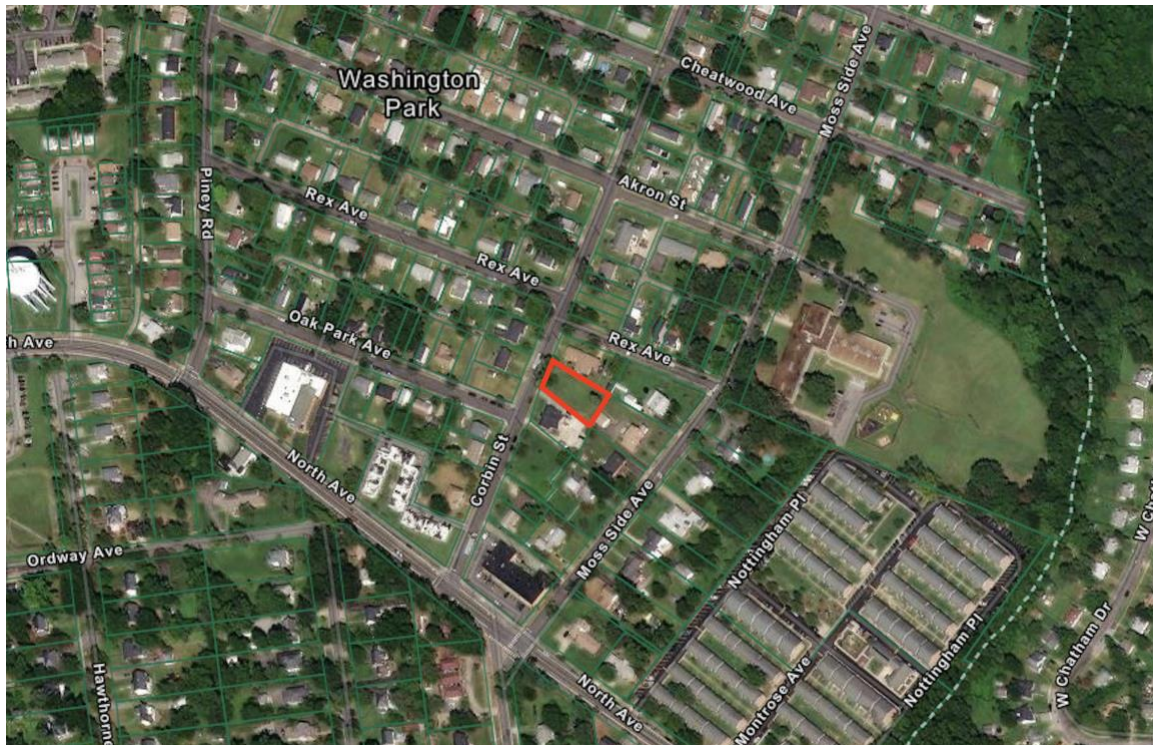
Introduction

The property owner is requesting a special use permit (the "SUP") for 3917 Corbin Street (the "Property"). The SUP will authorize the construction of a single family detached dwelling on the currently vacant Property. While the single family detached use is permitted by the underlying R-2 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern line of Corbin Street, between Rex Avenue and Oak Park Avenue. The Property is referenced by the City Assessor as tax parcel N018-0532/018 and is roughly 63 feet wide by 143' in depth, contains approximately 11,221 square feet of lot area, and is currently vacant.



The properties in the vicinity primarily developed with single-family dwellings. The subject block includes a mix of one and two story single-family detached dwellings. To the northeast, across Moss Side Avenue, lies Mary M. Scott School elementary school and further to the east lies the Forest Lawn Cemetery, which lies outside the boundaries of the City of Richmond in Henrico County. Single-family dwellings in the vicinity have been developed on lots ranging from 25 to more than 100 feet in width.

EXISTING ZONING

The Property is zoned R-2 Single-Family Residential, which generally permits the proposed single family dwelling use. The surrounding properties along the eastern line of Corbin Street and to the rear of the subject parcel are also zoned R-2. The R-2 district requires a lot area of not less than 15,000 square feet and width of not less than 90 feet for single-family dwellings. The majority of properties located within the Washington Park Neighborhood, including those immediately across Corbin Street, are zoned R-5 which requires only 6,000 square feet of lot area and 50' of lot width. To the south, at the intersection of Corbin Street and North Avenue lies an R-48 Multifamily Residential District while south of North Avenue lies an R-6 Single-Family Attached Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" 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 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 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- 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.

TRANSPORTATION

The Property is located near the Corbin + Rex bus stop which is serviced by the #2 bus line which is considered a “high-frequency” line with busses arriving approximately every 15 minutes. Also within a half mile of the Property are bus stops which service the 1 and 93 lines.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct a new, single family detached dwelling on the currently vacant property.

PURPOSE OF REQUEST

The Property at 3917 Corbin Street is generally larger than most parcels in the vicinity with a lot width of roughly 63 feet and area of 11,221 square feet. While the parcel is consistent or exceeds the width and area of many existing parcels fronting Corbin Street and other parcels in the Washington Park Neighborhood, the lot width and area requirements for the Property are not met, and therefore, a SUP is required. Furthermore, as no alley access is provided for the parcel, off-street parking cannot be provided.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, 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.

PROJECT DETAILS

The new single family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The dwelling would contain three bedrooms and two bathrooms, totaling approximately 1,360 square feet of floor area. The dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

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 dead-end 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 the proposed single-family detached dwelling. The building has 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 and would upgrade the Property while remaining compatible with the existing dwellings in the neighborhood. The traditional building form 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.