



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.richmondva.gov/>

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: 3206 Delaware Avenue

Date: _____

Tax Map #: N0001263004 Fee: \$300

Total area of affected site in acres: 0.085

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

Zoning

Current Zoning: R-6 Residential

Existing Use: One (1) Single-family detached dwelling

Proposed Use

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

Replace the fire-damaged existing dwelling with two (2) single-family attached dwellings

Existing Use: One (1) Single-family detached dwelling

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 E 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: Kyle Hoffer

(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: 1302 N 33rd Street

City: Richmond

State: VA

Zip Code: 23223

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

June 28th, 2022

*Special Use Permit Request
3206 Delaware Avenue, Richmond, Virginia
Map Reference Number: N000-1263/004*

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 the property known as 3206 Delaware Avenue (the “Property”). The SUP would authorize the construction of two single-family attached dwellings on the Property. While the single-family attached dwelling use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature and requirements cannot be met and, therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on a triangular block bordered by Delaware Avenue, Pollock Street, and Meadowbridge Road and is referenced by the City Assessor as tax parcel N000-1263/004. The irregularly shaped Property is roughly 35’ wide by 131’ in depth and contains approximately 3,690 square feet of lot area. The Property is currently improved with a single-family attached dwelling which is in very poor condition as a result of a fire in the dwelling in 2021. The lot is relatively flat and has frontage on both Meadowbridge Road and Delaware Avenue.



The properties in the immediate vicinity are developed with a wide range of residential densities and uses. The predominant use is single-family detached, but there are also a fair number of two-family detached dwellings and even some smaller multi-family buildings within a couple blocks of the Property.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the single-family attached dwelling use. The surrounding properties to the east and south are also zoned R-6. To the west, across Meadowbridge Road, and north, across Florida Avenue, properties are zoned R-5

residential. Further to the south along Meadowbridge Road is a commercial corridor consisting of RO-2 and UB districts.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the “Master Plan”), which 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 developments to reinforce a gridded street pattern in order 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.”
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- 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.

Proposal

PURPOSE OF REQUEST

The applicant would like to divide the parcel and redevelop the Property with two single-family attached dwellings which represent an appropriately desirable and dense use of the Property and also provide consistency with the newly constructed single-family attached dwellings located on the adjacent property at 3208 and 3210 Delaware. Given the lot's width and unique siting, a SUP is needed as the underlying R-6 feature requirements of dwelling width and lot area cannot be met. Furthermore, like the other properties located in the subject block, off-street parking cannot be provided. The proposal would meet all other applicable R-6 district requirements

The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In the subject block, a majority of the lots are developed with dwellings that do not comply with the current R-6 requirements. Based on this historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to a combination of lot width and area. Furthermore, all properties located within the triangular block bound by Delaware Ave, Pollock St, and Meadowbridge Rd do not have alley access and therefore cannot provide off-street parking.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant 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 two new single-family attached dwellings would each be approximately 14 feet in width and three stories in height and are consistent with historic development pattern found throughout the neighborhood. The third floors would be set back and the building design would utilize an Italianate style cornice line at the second story in order to achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the vicinity.

Each dwelling would contain three bedrooms and two-and-one-half bathrooms and approximately 1,680 square feet of floor area. The dwelling floor plans are spacious and modern with an open kitchen, living, and dining areas on the first floor. The second-floor features two bedrooms, each with walk-in closets, and a laundry room. A primary bedroom, which contains an en suite bathroom and walk-in closet, along with a southern facing terrace are located on the third floor.

The new dwellings would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full-width front porch and front facing balcony on the third floor allow for additional outdoor living space and, potentially, views of the City of Richmond. Finally, the proposed buildings' massing and architectural styles

were designed in order to remain consistent with other dwellings found in the vicinity including the newly constructed attached dwellings at the adjacent property to the east.

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 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 will create no congestion on streets, roads, alleys or any other public right of way. Furthermore, the Property lies within a 1-minute walk to a bus station serving the "3" routes, which operates at 15-minute intervals and connects the Property to Jackson Ward, Downtown, VCU, Manchester, and greater Southside. 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. More importantly, the proposed massing is largely consistent with the underlying R-6

zoning district requirements. 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 and is consistent with the density otherwise permitted by the underlying zoning regulations while having a more desirable layout. 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. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.