

**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: 112 Carnation

Date: 5/27/2022

Tax Map #: C0070066018 Fee: \$ 1,800

Total area of affected site in acres: 0.367

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

Zoning

Current Zoning: R-3

Existing Use: Vacant

Proposed Use

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

Construction of warehouse

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: Mark Baker / Will Gillette

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 & will@bakerdevelopmentresources.com

Property Owner: Elder Properties INC

If Business Entity, name and title of authorized signee: Marion Cake, Vice President

(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: 88 Carnation St

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 233-0911

Fax: (804) 230-0778

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

May 27th, 2022

Revised September 19th, 2022

Special Use Permit Request

112 Carnation Street, Richmond, Virginia

Map Reference Number: C007-006/6018

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

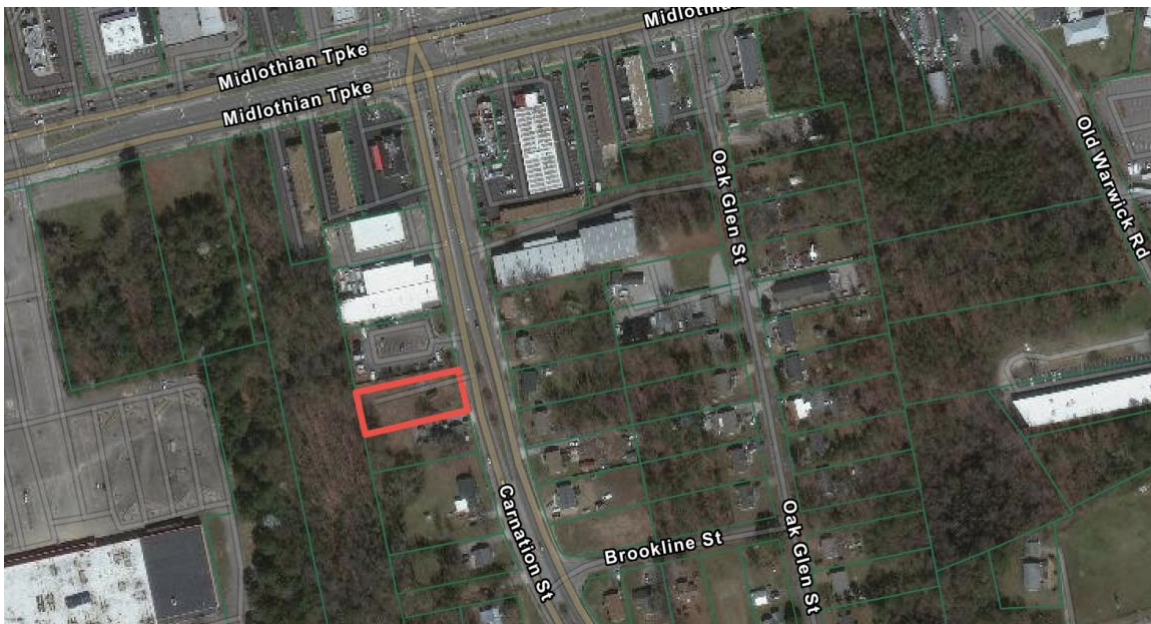
Introduction

The property owner is requesting a special use permit (the "SUP") for 112 Carnation Street (the "Property"). The SUP would authorize the construction of a warehouse in which to construct affordable dwelling units on the currently vacant parcel. As the proposed use is not permitted by the underlying R-3 Single Family Residential District a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the western side of Carnation Street south of Midlothian Turnpike. The subject property is referenced by the City Assessor as tax parcel C007-006/6018 and is currently unimproved. The Property is approximately 80 feet in width by 206 feet in depth and contains approximately 16,379 square feet of lot area.



The properties in the immediate vicinity are developed with a range of commercial, industrial, and residential uses. To the north lies the commercial corridor along Midlothian Turnpike which consists primarily of commercial uses.

EXISTING ZONING

The Property and those to the immediate south and east are zoned R-3 Single Family Residential. To the north lies an OS Office-Service district. Further north, along Midlothian

Turnpike and also immediately west of the subject parcel lies a B-3 General Business district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Residential”. 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). Additionally, the Property is in the Midlothian/Chippenham National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

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).
 - Support the retention, creation, and attraction of businesses in and near Nodes and major corridors (see strategies in Goal 11)
- 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 139 (Diverse Economy Chapter), Objective 11.5 to “Increase the number of jobs in Nodes by branding and marketing the Nodes”
 - Support existing and help establish new business associations in Nodes
- 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 “Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years”
 - Support new construction technologies that standardize housing design and construction to reduce the cost of building affordable housing.
- 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 155 (Inclusive Housing Chapter) Objective 14.7 to “Re-imagine the future of manufactured home parks.”
- 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”
 - Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts (see Goals 3-4)
- 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.
 - Require the screening of utilities, communication, transformers, and other service connections to buildings

TRANSPORTATION

The Property is located off Midlothian Turnpike which offers direct access to the nearby Chippenham Parkway. Bus stops, which serve the 1 bus line, are located less than a five-minute walk away (0.2 miles). This is considered a “high-frequency” bus line with busses arriving approximately every 15 minutes.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a warehouse on the currently vacant parcel. The proposed warehouse will be used to construct new, affordable homes for residents of Richmond and nearby areas.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is large for the area consisting of a lot which is approximately 80 feet wide and containing 16,378 square feet of lot area. As the proposal does not meet the use requirements prescribed by the underlying R-3 zoning district, a special use permit is required. As the units to be constructed within the warehouse will be relatively long and will be transported by truck out of the warehouse to their future locations, the applicant is requesting a parking waiver for the site. This will allow for the unimproved area located between the proposed warehouse and Carnation Street to be used a maneuvering area, not parking, for when the roughly six units constructed on site per year are transported off the Property.

PROJECT DETAILS

The Property is located adjacent to the applicant's (project:HOMES) current office and parking area. The applicant is proposing to develop the site with a new warehouse in which to construct small, affordable mobile home units which are HUD certified and designed to replace aging mobile dwellings in the Richmond region. The units, which are built by hand by project:HOMES staff and volunteers will be constructed in the warehouse and shipped out to their new owners upon completion. The location of the Property allows for ease of access for staff and volunteers and the construction of the warehouse will permit the dwellings to be built in a manner which allows for minimal disturbance of nearby properties.

The proposed structure will contain roughly 6,890 square feet of finished floor area in a one-story warehouse. The structure will be constructed of materials which are of a similar color and composition to the existing adjacent office building located at 88 Carnation Street. The building would be located at the rear of the Property along the northern property line in order to allow for adequate maneuvering area to move the dwellings out of the building. A row of evergreen trees would be provided between the subject property and the residential property to the south. In addition, the maneuvering area, located in front of the proposed structure, would be further screened from the residential property to the south with a 6-foot opaque fence.

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 an additional dwelling unit 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.

- ***Create hazards from fire, panic or other dangers.***

The accessory structure 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 warehouse. The proposed development has been thoughtfully designed to provide a structure which meets the needs of the owner, respects the nearby property owners, and provides a long-term benefit to residents of the City of Richmond through the quality assurances conditioned through the SUP.

ADDRESS: 112 CARNATION STREET

PARCEL: C007006618

ZONED: R-3

SETBACKS

FRONT: 25'

SIDE: 7.5'

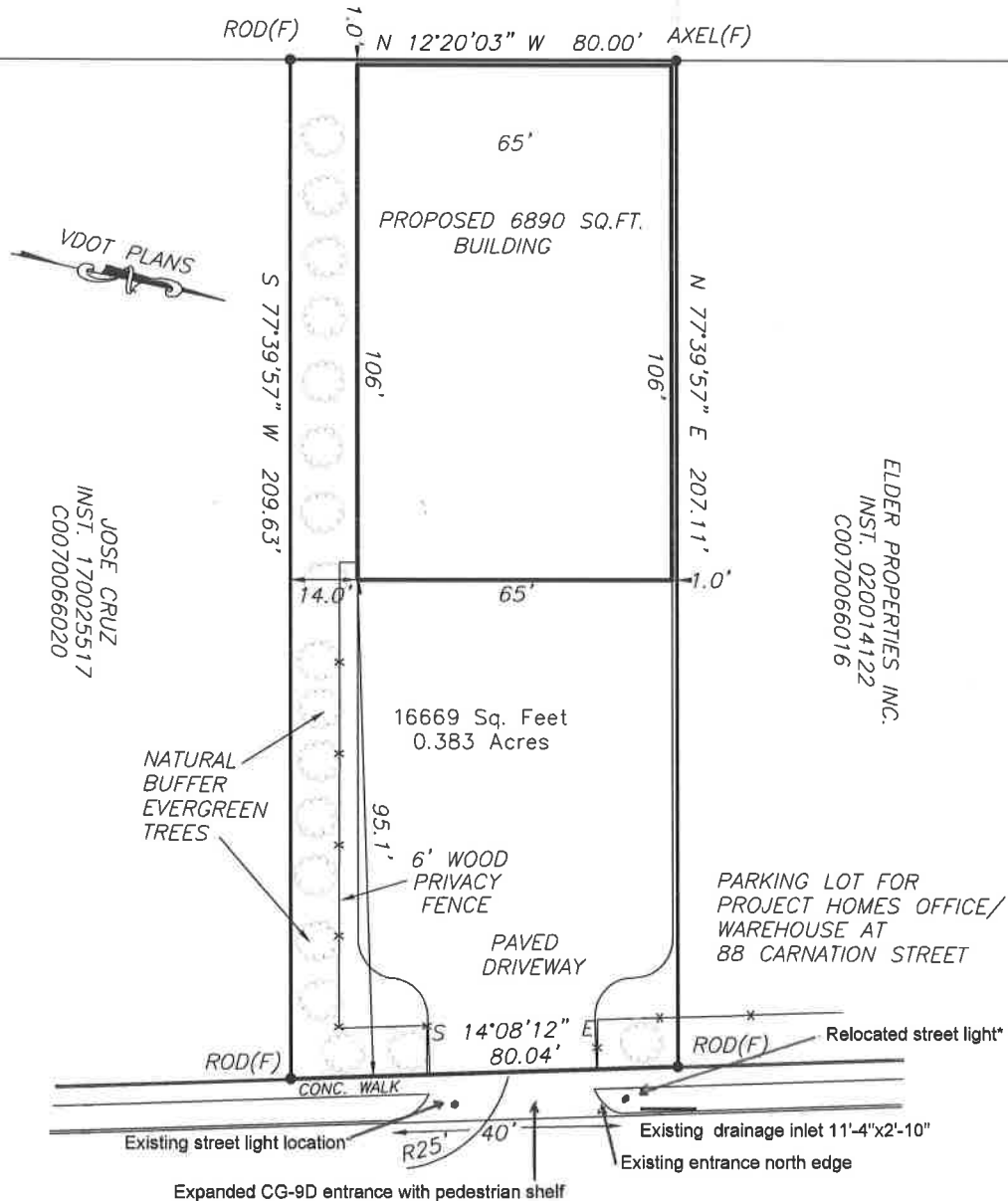
REAR: 7.5'

LOT SIZE: 16669 SQ. FT.

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDDED.

*Payment associated with the relocation of the city
street light is the responsibility of the applicant
and will be coordinated with DPW Streetlights. All
cost associated with conduit work, pole bases and
the supply of new light infrastructure will be the
responsibility of the applicant.

BELASCO
D.B. 594, PG. 616
C0070124004



CARNATION STREET

VAR. WIDTH PUBLIC R/W

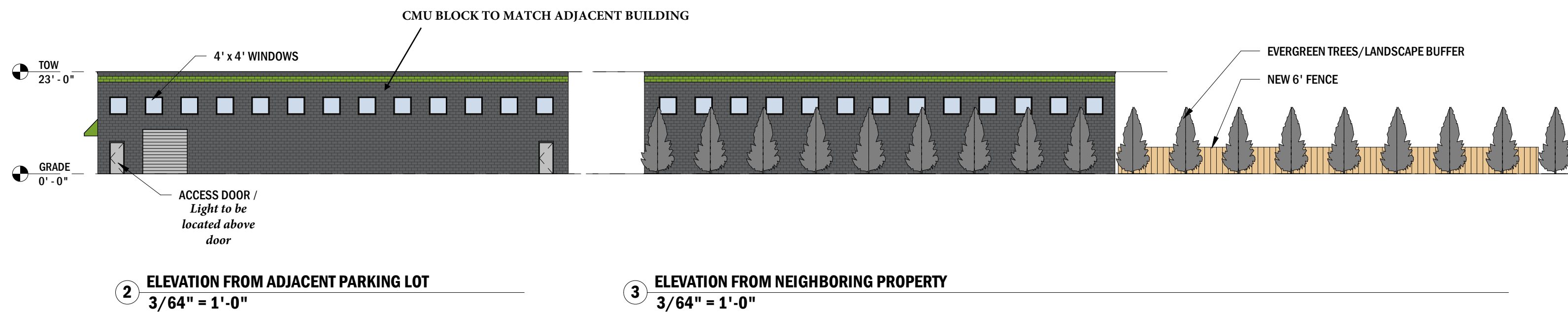
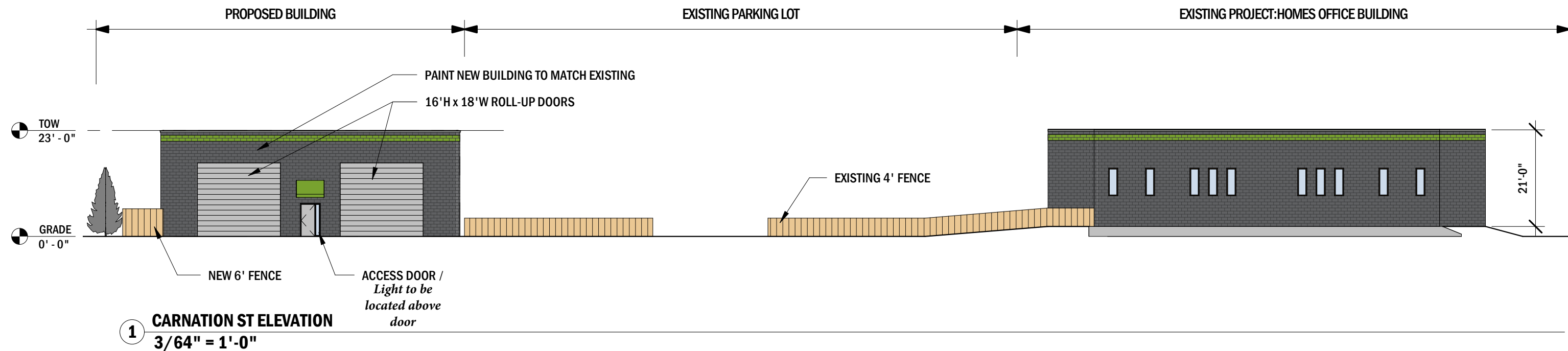
(VDOT PLANS U000-127-114, PE-101, C-502)

SITE PLAN OF 112 CARNATION ST.

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA

OCT. 24, 2022
SCALE: 1"=30'



ELEVATIONS - PROPOSED WAREHOUSE - 112 CARNATION ST

5/17/22

