



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: 310 W 31st Street Date: 09/01/2022

Tax Map #: S0001357003 Fee: \$2400

Total area of affected site in acres: .852

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

Zoning

Current Zoning: R-5

Existing Use: Vacant Building

Proposed Use

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

Rehabilitation of existing building and site to create 19 new dwelling units with parking and resident amenities.

Existing Use: Vacant Building

Is this property subject to any previous land use cases?

Yes



No



If Yes, please list the Ordinance Number: BZA Case No. 36-80, BZA Case No. 61-65,
BZA Case No. 103-61, BZA Case No. 31-57, BZA Case No. 46-49

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-657 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Affordable American Dream 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: PO Box 3661

City: Glen Allen State: VA Zip Code: 23058

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

09/01/22

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 13, 2022

Special Use Permit

310 W 31st Street, Richmond, Virginia

Map Reference Numbers: S-000-1357/003

Submitted to:

City of Richmond

Department of Community Development

Land Use Administration

900 East Broad Street

Richmond, Virginia 23219

Prepared by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 310 W 31st Street (the “Property”). The SUP would authorize the conversion of the existing building for use as nineteen (19) multifamily dwelling units.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the west side of W 31st Street between Porter Street and McDonough St. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel S-000-1357/003. The Property is roughly 310 feet wide along W 31st Street, 148 feet deep along McDonough, and 193 feet deep along Porter St. Additionally, the lot contains approximately 36,715 square feet of lot area. The property is served to the rear by a north-south alley that runs parallel to 31st Street from McDonough to Porter Street.



The Property is improved with a 3-story original masonry building that was built in the early 1920s and subsequently expanded. The building contains 18,576 square feet of finished floor area. It was last occupied by an adult home but has been vacant for a number of years. The City of Richmond Assessor list the current condition of the building as “poor for [its] age.” Other properties in the area consist primarily of residential uses though commercial and mixed-use buildings can also be found along Semmes Avenue.

EXISTING ZONING

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential. To the North along Semmes Ave and to the East past W 28th Street, lie properties zoned R-6 Single-Family Attached residential.

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, accessory dwelling units, duplexes, and small multi-family residential are the contemplated uses 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. In the High-Quality Places and Inclusive Housing chapters, there are number of supporting objectives, such as:

- 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 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”
 - a. Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts
- 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.
 - b. Allow and encourage a variety of architectural styles
 - e. Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency

TRANSPORTATION

Semmes Avenue and Forest Hill Avenue, both located one block from the Property are designated as Major Residential Streets by the Richmond 300 Master Plan. These are described as streets which “carry high volumes of vehicles, as well as pedestrians and bicycles, through residential neighborhoods” and are “[i]deal locations for transit routes and transit stops.”

Located 0.2 miles from the Property, less than a five-minute walk, is the Semmes + 30th bus stop which serves the number 2 bus line which is considered a “high-frequency” route running every 15 minutes and connecting with the Pulse BRT providing connectivity throughout the City.

Proposal

PROJECT SUMMARY

The proposed development includes the conversion of the existing building for use as nineteen (19) multifamily dwelling units.

PURPOSE OF REQUEST

The building, at its core, includes a large circa 1920 former single-family dwelling that is part of the historic fabric of the neighborhood and which is deserving of revitalization. That building and later additions have been vacant for over 10 years. The building is currently boarded, has suffered from deferred maintenance, and is in danger of further deterioration. The proposed conversion to 19 dwelling units offers a sensitive rehabilitation which will preserve and revitalize the Property for the foreseeable future. The proposed redevelopment represents a reasonable reuse of the Property which will be compatible with surrounding uses while helping to satisfy demand for housing in the area.

The R-5 zoning classification does not permit the proposed multi-family dwelling use and did not permit the previous adult home use. The former use had been authorized by a series of approvals from the Board of Zoning Appeals, which incrementally expanded the use. The Zoning Administrator has now determined that a special use permit is necessary to authorize the conversion of the Property for use as a multi-family dwelling as proposed.

PROJECT DETAILS

The applicant proposes to adaptively reuse the existing building as 19 multi-family dwelling units. There would be no expansion of the building's footprint. Limited exterior alterations sensitive to the original design, including the demolition of a portion of an addition that obscures the view of the original building from 31st street, are proposed.

The proposed dwelling units will vary in size and layout and would be designed to meet today's market expectations. The fifteen dwelling units would include: 14 one-bedroom units at 514 to 677 square feet; 4 two-bedroom units at 813 to 1186 square feet; and one three-bedroom unit at 1,562 square feet. The layout of the existing building works well for the conversion, offering a variety of unique layouts with ample windows and natural light for each unit.

A total of 20 off-street parking spaces are proposed with 16 spaces to be accessed from the rear alley and an addition 4 spaces located within a small parking area which would be accessed from Porter Street. There is significant on-street parking available in the vicinity along the McDonough Street, 31st Street, and Porter Street frontages.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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 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. Off-street parking is proposed exceeding that which would be required by normal zoning and the surrounding road network has sufficient capacity to handle the minimal increase in traffic associated with this request.

- ***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 amendment will not tend to over crowd the land or create an undue concentration of population. The building massing is pre-existing and will not be increased by this request. The proposed density represents a reasonable density that is necessary to accomplish the rehabilitation of the existing building. The proposed dwellings would be appropriately sized for the market.

- ***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 amendment 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. This benefit can be attributed to the significant investment in the property.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. No new construction/expansion is proposed – the building massing will not change thus there will be no impact.

Summary

In summary we are enthusiastically seeking approval for the conversion of the existing building to 19 dwelling units. The plans for the conversion have been thoughtfully designed in order to provide an appropriate re-use while retaining the historic character of the building. The request offers compatibility with the City's Master Plan in comparison to the previous use of the property. The request would contribute to the ongoing revitalization of the neighborhood, rehabilitating the Property while maintaining a desirable variation in housing type 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 high-quality redevelopment.