



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Use

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes ☐ No ☐ If Yes, please list the Ordinance Number: \_\_\_\_\_

### Applicant/Contact Person:

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

### Property Owner:

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

*August 29th, 2022*

Revised March 30<sup>th</sup>, 2023

*Special Use Permit Request*

*901 Norton St, Richmond, Virginia*

Map Reference Number: N000-0518/023

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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 901 Norton Street (the "Property"). The SUP would authorize the construction of three single-family attached dwellings and one single-family detached dwelling, on the Property. While the single-family attached and detached uses are permitted by the underlying R-8 Urban Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northeast corner of Norton and Catherine Streets and is referenced by the City Assessor as tax parcel N000-0518/023. The parcel is roughly 59' wide by 80' in depth and contains approximately 4,752 square feet of lot area. The Property is currently improved with a single-family detached dwelling fronting onto Norton Street and a CMU block accessory structure fronting onto Catherine Street.



The properties in the immediate vicinity are developed with a range of primarily residential uses and building forms. Single-family attached and detached dwellings make up the majority of developed lots in the neighborhood and those in the immediate vicinity front onto both Norton and Catherine Streets. Two-family dwellings can also be found in the area along with a multifamily condominium development located within the block along Norton Street.

## EXISTING ZONING

The Property is zoned R-8 Urban Residential District which permits the proposed single-family attached use. The surrounding properties to the north, west, and south are also zoned R-8. Properties further to the north, across W Leigh Street, are zoned R-7 Single- And- Two Family Urban Residential District. Properties south across Clay Street are zoned R-63 Multifamily Urban Residential District.

## MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (the "Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. (p.56)"

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 three single-family attached dwellings fronting Norton Street and one single-family detached dwelling fronting Catherine Street on the Property.

## PURPOSE OF REQUEST

The existing parcel would be divided into four separate parcels, three of which would front onto Norton Street and one fronting onto Catherine Street. The R-8 district permits the single-family attached and detached uses; however, the proposal does not meet lot area, width, and coverage requirement. Furthermore, at the request of the Carver Area Civic Improvement League, parking would not be provided in order to prevent cars encroaching onto Catherine Street. Therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality development on the 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 applicant is proposing to remove the existing structures on the parcel and construct three single-family attached dwellings and one single-family detached dwelling on the Property.

Each of the dwellings would be three stories in height with a setback third floor and have been designed to reflect the traditional townhome form found in the city. When complete, each dwelling would include approximately 1,904 square feet of finished floor area and consist of three bedrooms and two and a half bathrooms. The proposed floor plans are modern and efficient, designed to meet the needs of families in today's market. The first floor would include an open dining room, living room, and kitchen area. The second floor would include two bedrooms and a bathroom while the third floor would have a primary bedroom with ensuite bathroom along with an open loft space leading out to the balcony.

The new dwellings would be clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch and third floor balcony would engage the street and provide usable outdoor living space. The setback third floor would allow for dwellings which would appear as two-story dwellings from the street and are designed to be compatible with nearby dwellings and consistent with the historical homes found in the neighborhood. At the recommendation of the Carver Area Civic Improvement League prior to application, off-street parking has not been provided in order to prevent the congestion of Catherine Street.

## 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.

- ***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 three single-family attached and one single-family detached 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 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.



LOT SUMMARY	
LOT 1	1,157 SQ. FT.
LOT 2	964 SQ. FT.
LOT 3	1,247 SQ. FT.
LOT 4	1,384 SQ. FT.

CURRENT OWNER(S): CANVAS DEVELOPEMENT, LLC  
INST#220009814  
PARCEL ID N0000518023  
ZONED R-8

(CONCEPTUAL PLAN)  
**PLAT SHOWING PROPOSED  
DIVISION OF 901 NORTON STREET,  
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 20'

JOHNATHAN COOK  
INST 150008640  
PARCEL ID. N0000518025  
ZONED R-8

2 STORY  
FRAME  
# 1218

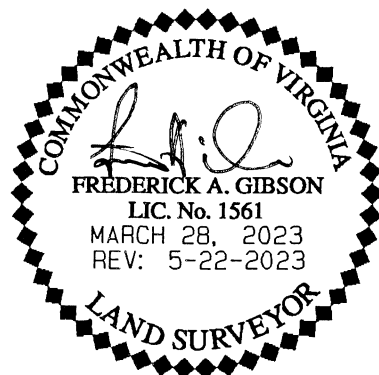
JYOTHI MANDYA SATISHBAUBU  
REVOCABLE LIVING TRUST  
INST 190010029  
PARCEL ID. N0000518028  
ZONED R-8

**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
PROFESSIONAL LAND SURVEYORS  
2361 JUDESS FERRY ROAD  
POWHATAN, VIRGINIA 3139 PHONE 804 378-4485

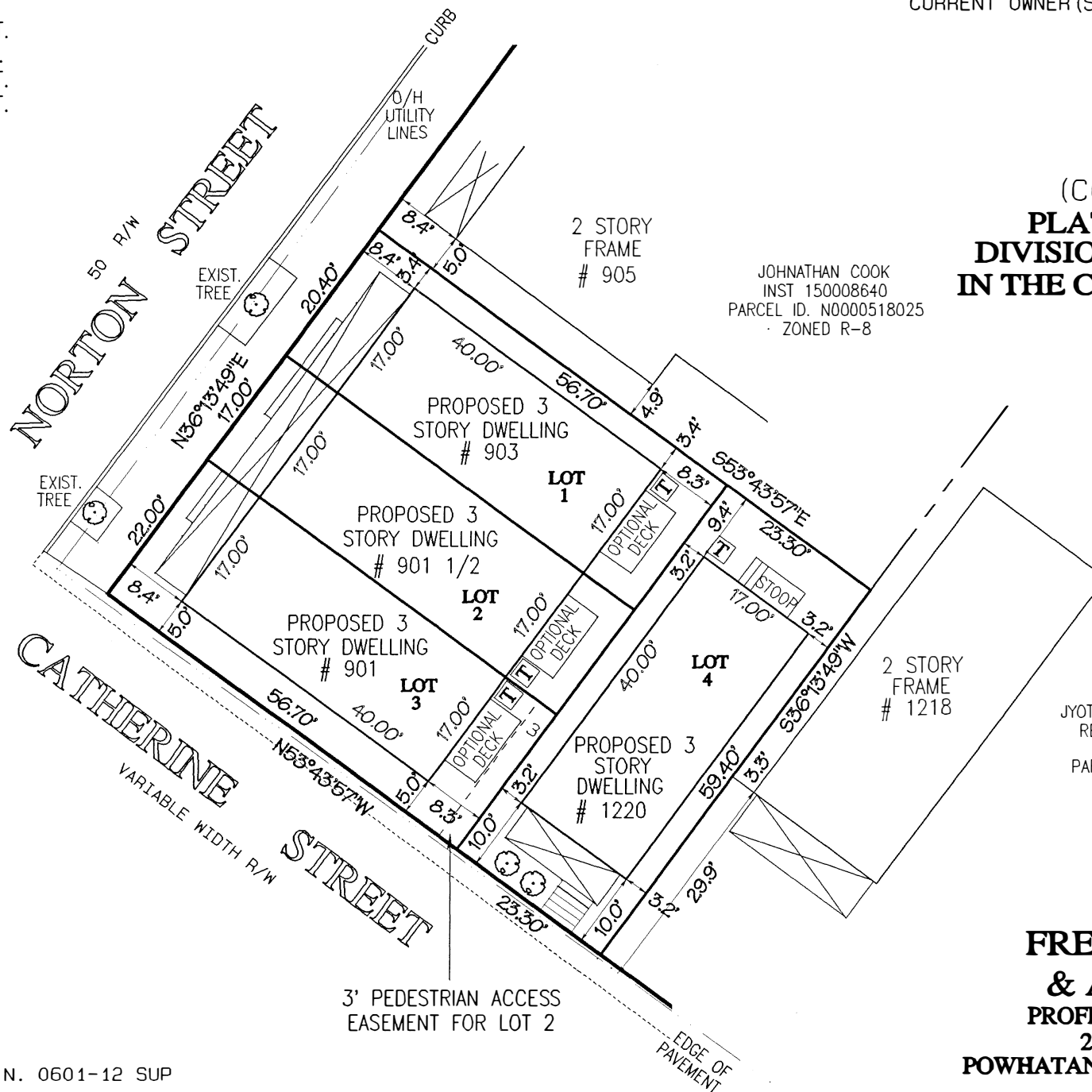
- LEGEND**
- T** TRASH CAN
  - = PROPOSED SHRUBS

\*CURB & GUTTER AND  
A MINIMUM OF 3  
STREET TREES TO BE  
INSTALLED ALONG  
CATHERINE STREET  
PROPERTY LINE

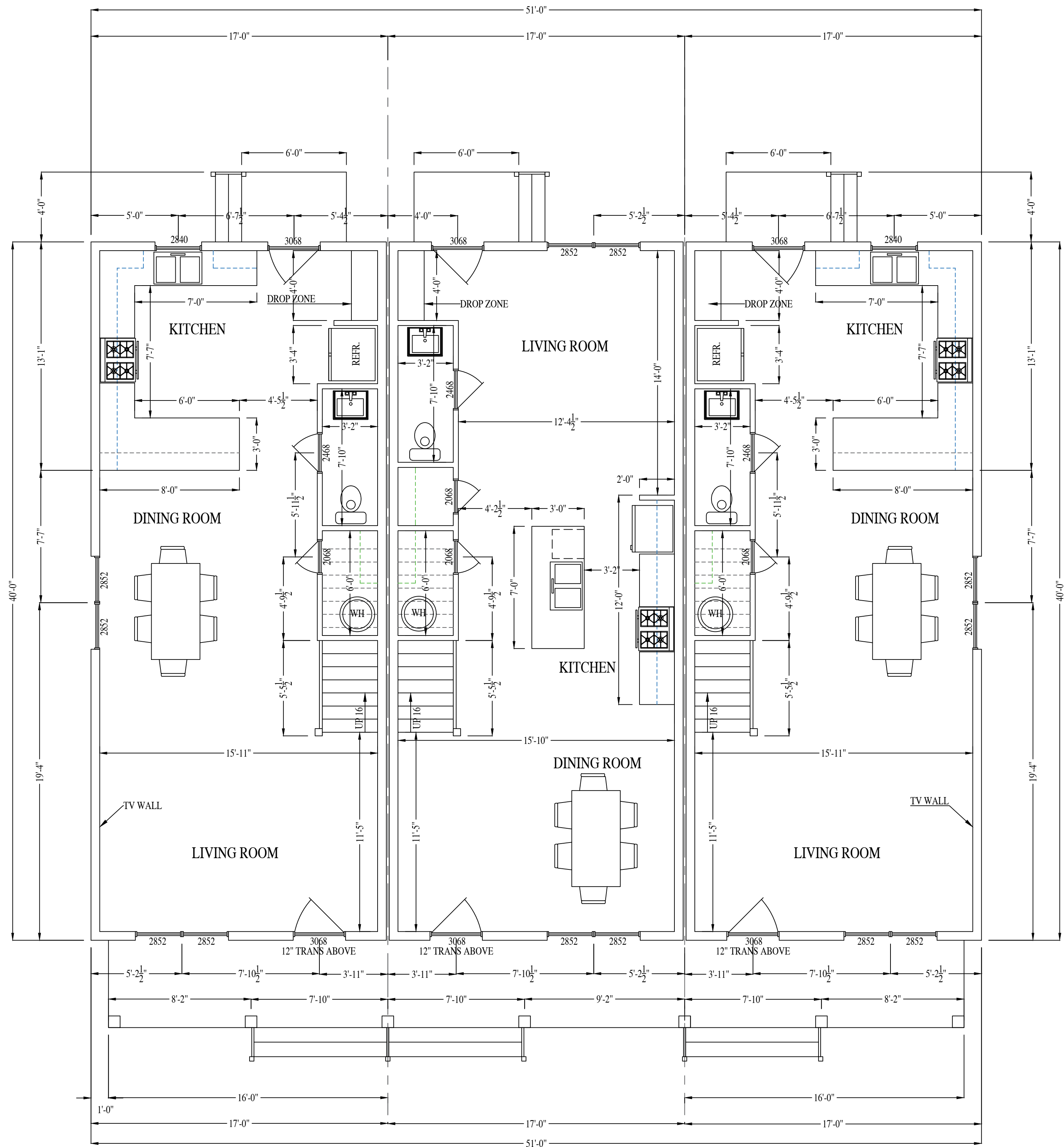
REV: 5-22-2023 PER  
DPW COMMENTS



J.N. 0601-12 SUP







FIRST FLOOR PLAN  
(3-UNIT FACING NORTON ST.)

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

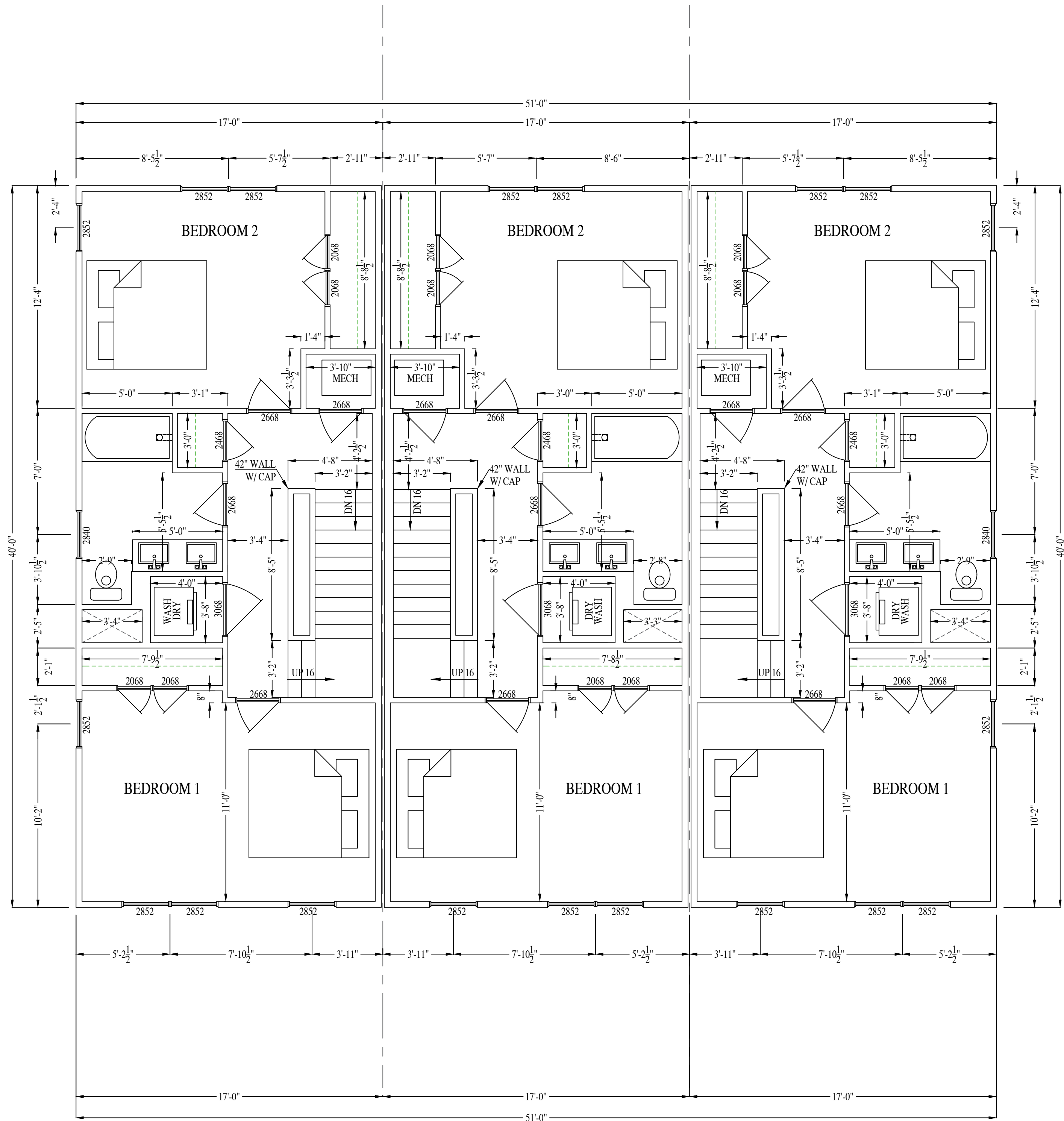
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SCALE:  
1/4" = 1'-0"

DATE:  
3-20-2023

SHEET:  
A1.1





SECOND FLOOR PLAN

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

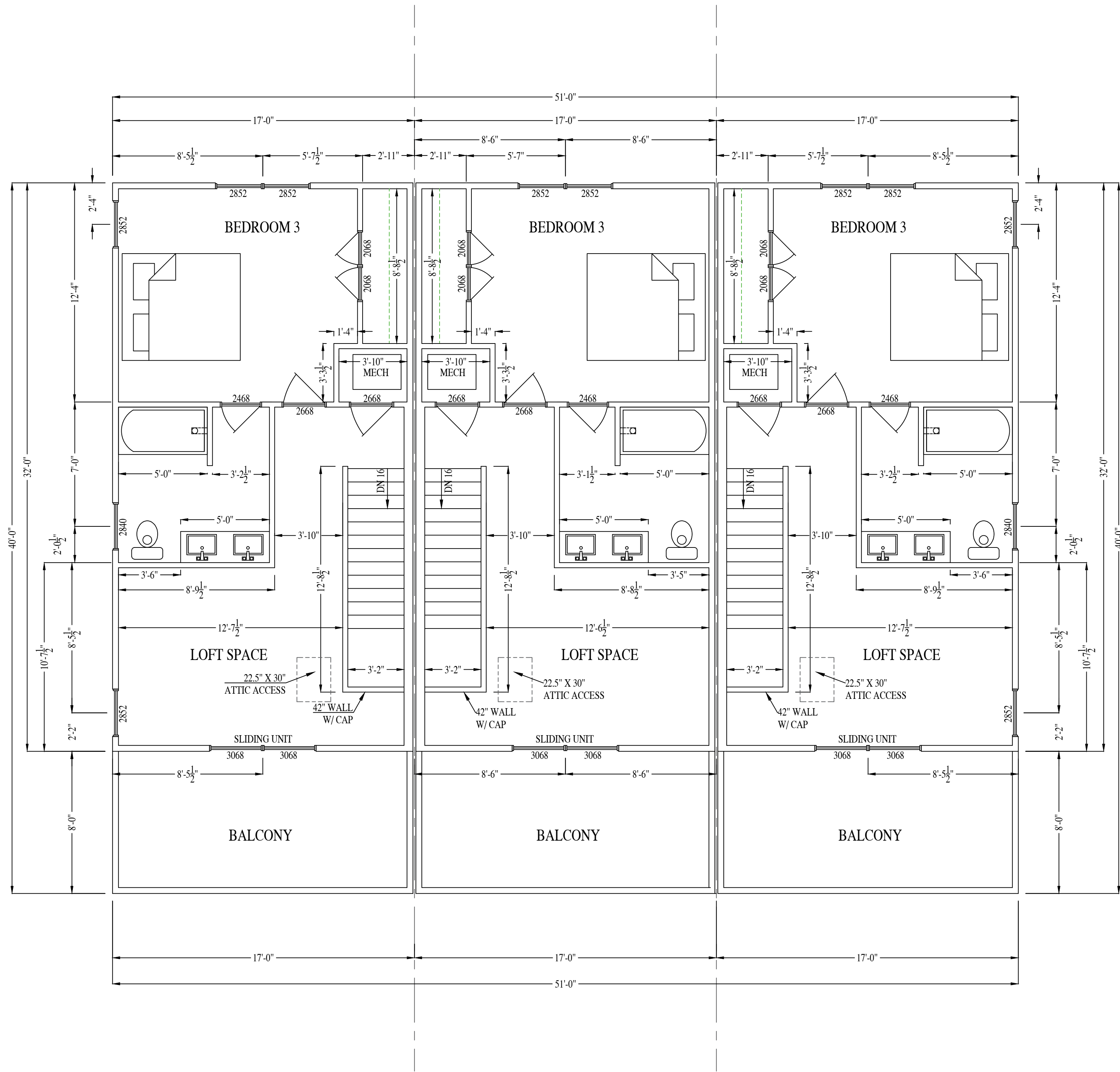
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1/4" = 1'-0"

DATE:  
3-20-2023

SHEET:  
A1.2





THIRD FLOOR PLAN

BUILDING INFORMATION

1ST FL. HEATED S.F.	680
2ND FL. HEATED S.F.	680
3RD FL. HEATED S.F.	544

901 NORTON ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

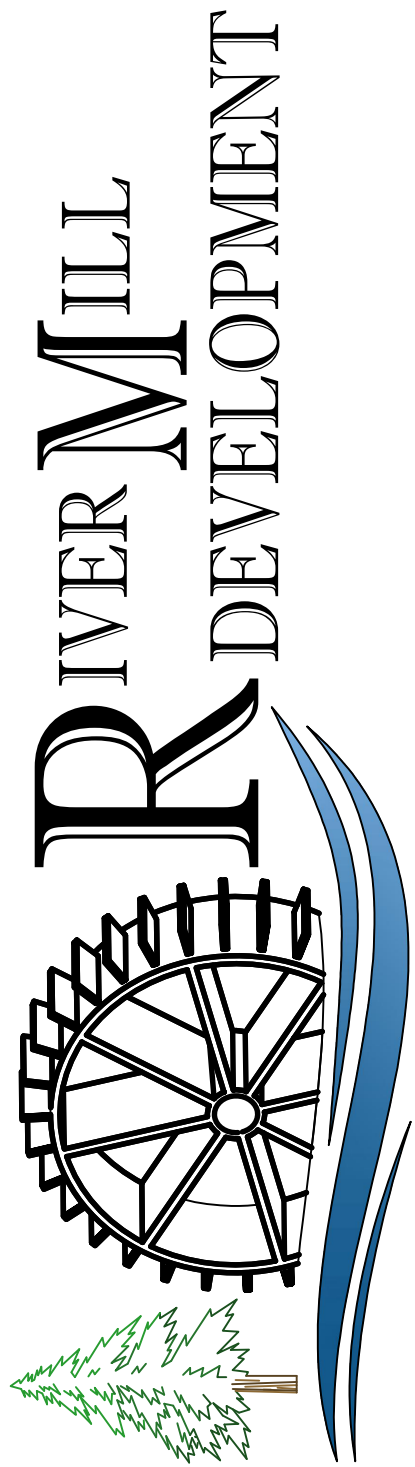
REVISION NOTES

DATE	START

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1/4" = 1'-0"

DATE:  
3-20-2023

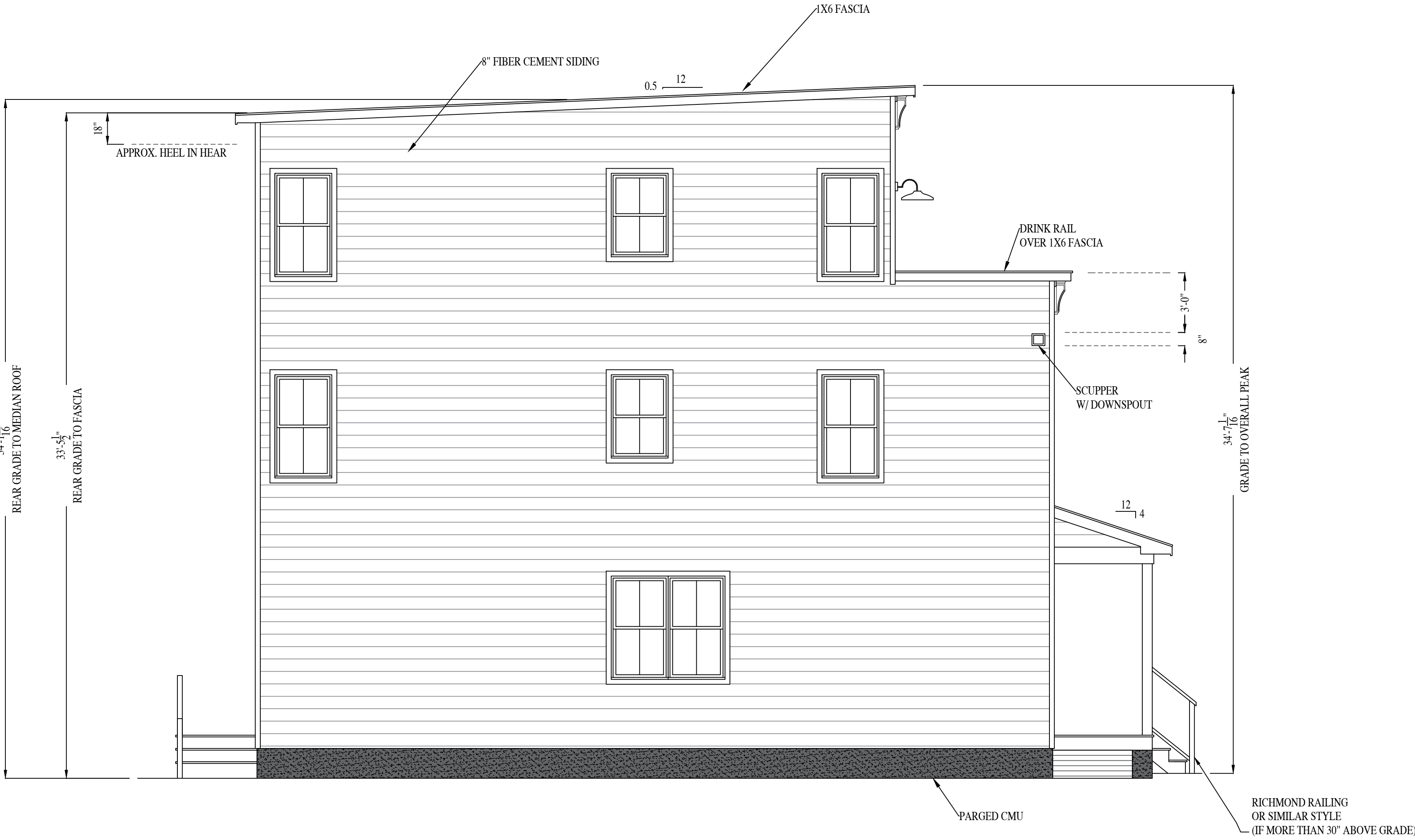
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FRONT ELEVATION  
(FACING NORTON ST.)

LEFT ELEVATION



901 NORTON ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:  
1/4" = 1'-0"

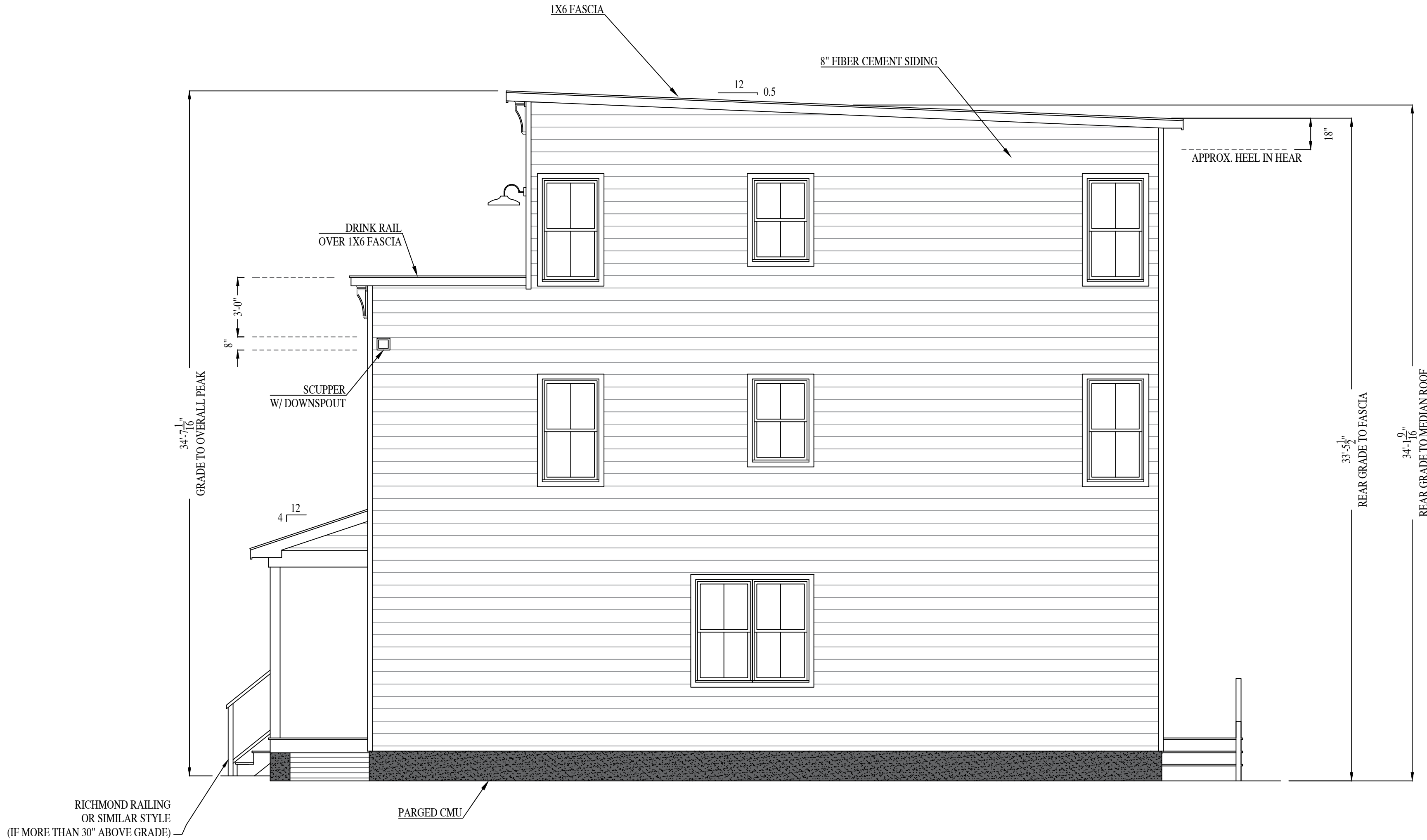
DATE:  
3-20-2023

SHEET:  
A2.1





REAR ELEVATION



RIGHT ELEVATION  
(FACING CATHERINE ST.)

901 NORTON ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

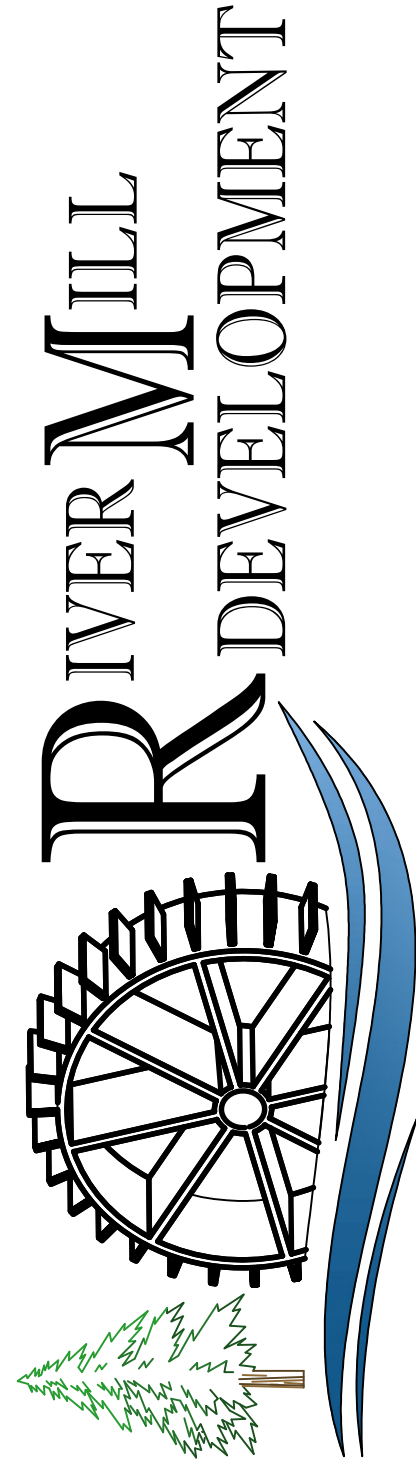
REVISION NOTES

DATE	START

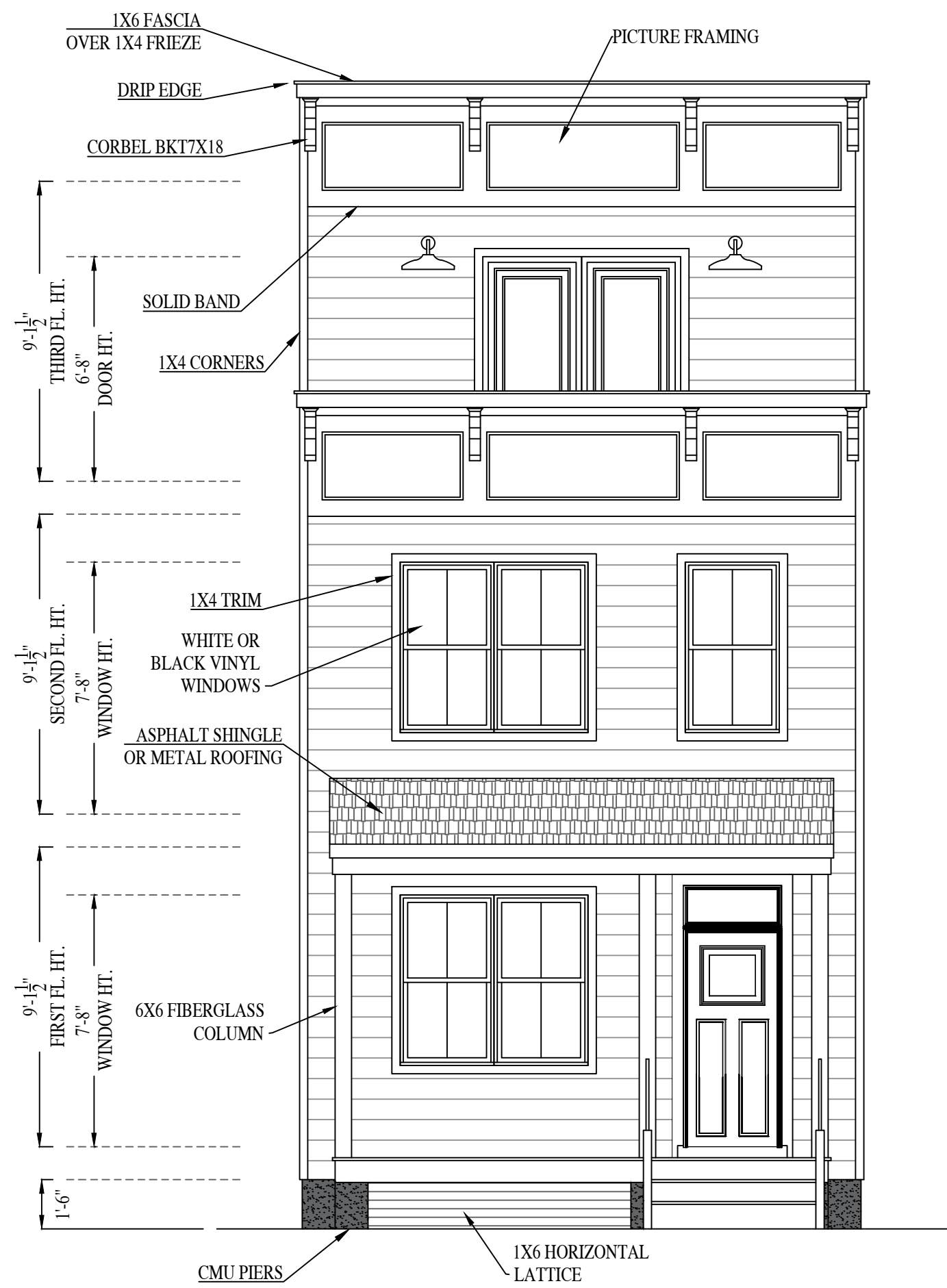
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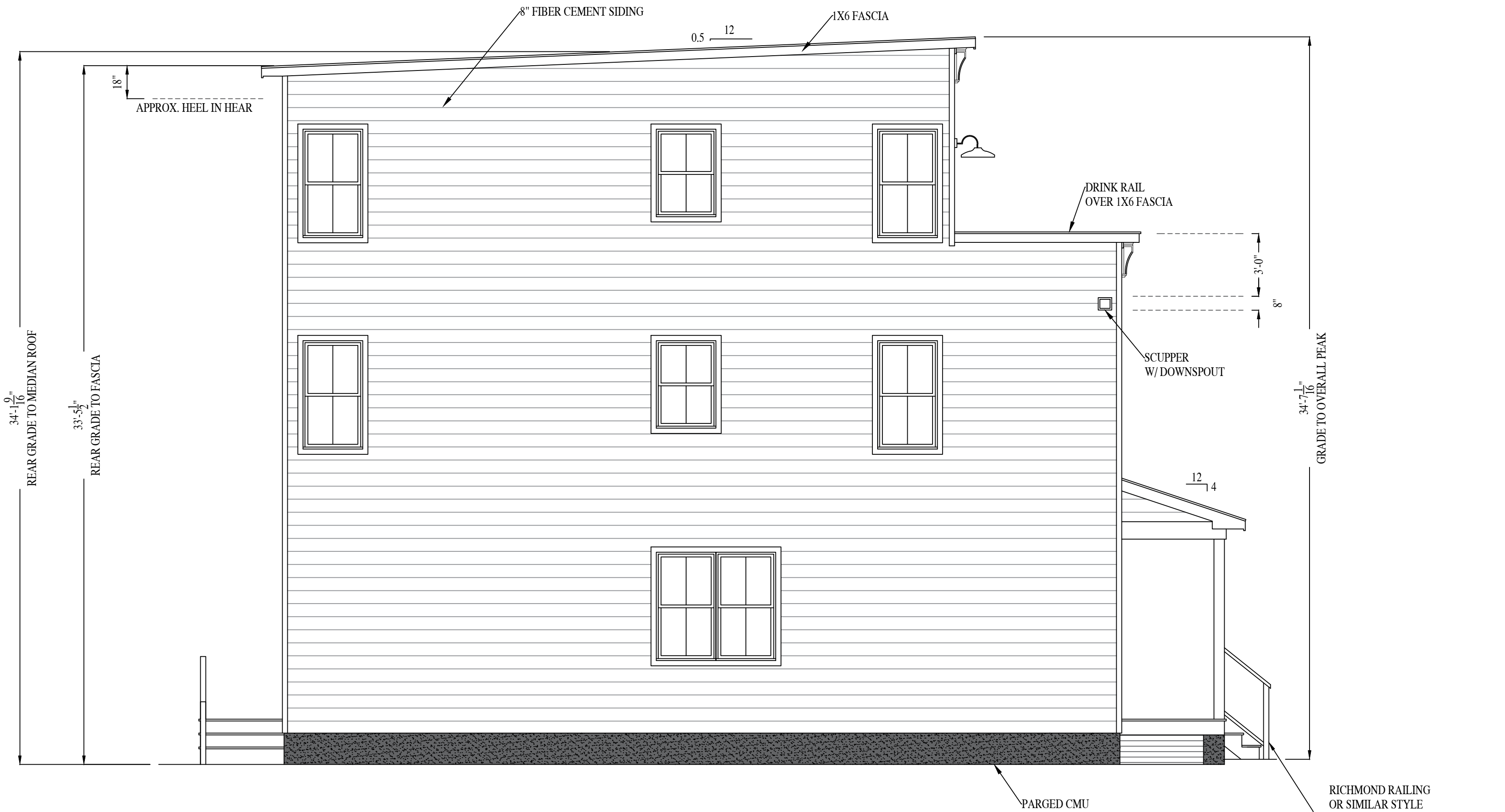
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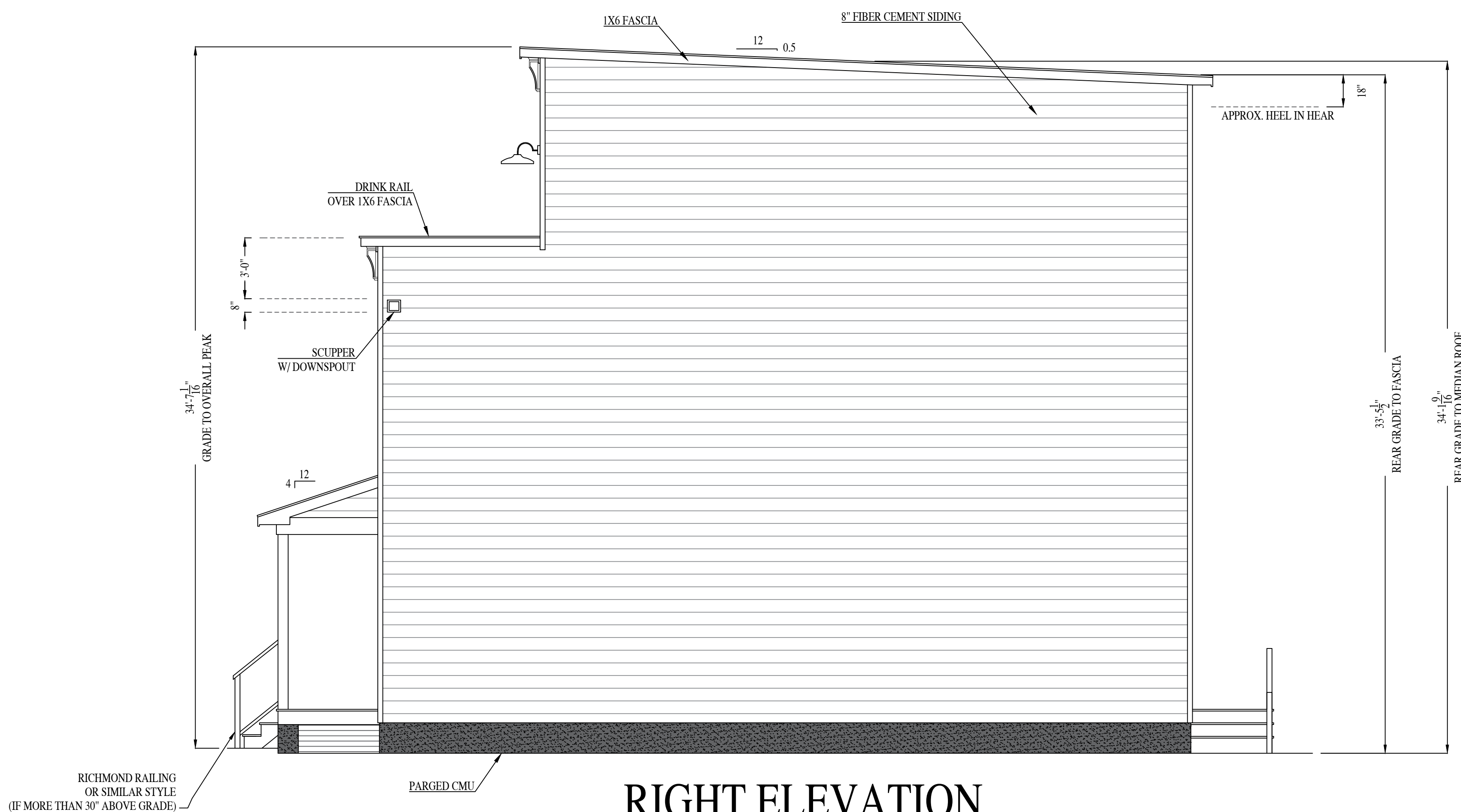




FRONT ELEVATION  
(FACING CATHERINE ST.)



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

901 NORTON ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
3-20-2023

SHEET:  
A4.1

