

- 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: 6407, 6413 and	6417 Midlothian Turnpike and 6331 Old Warwick Road	Date: 10/12/22
Tax Map #: see attached	Fee:	
Total area of affected site in a	cres: 3.24	_

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

Zoning Current Zoning: B-3 and OS

Proposed Use

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

Existing Use: vacant

Is this property subject to any previous lane use cases? Yes NO If Yes, please list the Ordi Number Applicant/Contact Person: Jennifer Mullen Company: Roth Jackson Gibbons Condlin, PLC Mailing Address: 1519 Summit Avenue, Suite 102 Zip Code: 23230 State: VA City: Richmond Fax: _() 977-3374 Telephone: (804 Email: jmullen@rothjackson.com

Property Owner: ELNASSEH AHMED TAREK

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: 9612 KENDRICK ROAD

City: Richmond

State: VA

Zip Code: 23236

Telephone: _()	
Email:	In 8
Property Owner Signature:	Sme
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Fax: _(()			

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)

SUP Amilication Last Revised September 7, 2018



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Applicant/Contact Person: Jennifer Mullen

Company: Roth Jackson Gibbons Condlin, PLC			
Mailing Address: 1519 Summit Avenue, Suite 102			
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Telephone: (804) 977-3374	Fax: _()	
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Mailing Address: 9612 KENDRICK ROAD

State: VA

City: Richmond	State. VA Zip Coue. 20200
Telephone: _()	Fax: _()
Email:	8 -
Nonall	
Property Owner Signature:	

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P Amilication | Last Revised September 7, 2018 | CITY OF RICHMOND



May 1, 2023

BY EMAIL

Mr. Matthew Ebinger City of Richmond Department of Planning and Development Review Land Use Administration Division, Room 511 City Hall, 900 East Broad Street Richmond, Virginia 23219 Matthew.Ebinger@Richmondgov.com

Re: Special Use Permit Applicant's Report

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for the special use permit in order to permit two five (5) story buildings containing multi-family dwelling use and accessory amenity space as shown on the attached plans, for the properties known as 6417 Midlothian Turnpike identified as Parcel No. C0070068028 ("Parcel 1") 6413 Midlothian Turnpike, identified as Parcel No. C0070068030 ("Parcel 2"), 6407 Midlothian Turnpike, identified as Parcel No. C0070068030 ("Parcel 2"), 6407 Midlothian Turnpike, identified as Parcel No. C0070068032 ("Parcel 3"), and 6331 Old Warwick Road, identified as Parcel No. C0070068040 ("Parcel 4", and collectively with Parcel 1. Parcel 2 and Parcel 3, the "Property"). The Property is located on the south side of Midlothian Turnpike and extends to Old Warwick Road.

Parcel 1, Parcel 2 and Parcel 3 are zoned B-3 and identified as Destination Mixed Use for future land use in the Richmond 300. Parcel 4 is zoned OS and identified as Residential for future land use in the Richmond 300. The Property is in the general area of the Midlothian/Chippenham Node. The adjacent surrounding parcels are generally zoned B-3 along Midlothian Turnpike and used for a variety of suburban style industrial or commercial uses. The parcels to the south on Old Warwick are also zoned OS and are vacant.

The Property is currently vacant with no buildings or other structures on the land, although it formerly contained dwelling units. The Property contains approximately 3.254 acres and each lot is unimproved. The Applicant proposes to construct two five (5) story multifamily residential buildings with up to sixty (60) units in Building 1 and sixty-two (62) units in Building 2 for a total of 122 units. The use is permitted within the B-3 district on Parcel 1 and Parcel 2 but the special use permit is needed to have the building sited closer to Midlothian Turnpike. The use is not permitted on Parcel 4 within the OS district which requires the special use permit.

The proposed development is compatible with the goals of the Richmond 300 for the Midlothian/Chippenham area to create additional density and create a more pedestrian-oriented streetscape. The building is designed to have active facades on both the primary entrances off Midlothian Turnpike and Old Warwick Road with the ground floor amenity space on Midlothian Turnpike designed and arranged for active engagement with the street.



The development proposed with this special use permit is also compatible with another goal of the Richmond 300 for quality affordable housing. The development will serve residents earning between 30% and 60% of the area median income in a high quality development. In addition, at the request of Councilman Jones, the Applicant has committed to working with tenants whom have been evicted but can meet income requirements and pass background checks, as well as work with their management team to also help residents not be in a similar position in the future with targeted supportive services surrounding employment.

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, additional density is needed and supported by the recommendations of the Richmond 300.

• 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 and is consistent with the goals of creating pedestrian-oriented designs and connections.

• Create hazards from fire, panic or other dangers.

The Property would 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 land considering the City's stated goals of the Richmond 300.

• 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 development with the special use permit will bring new vitality to the area.

• Interfere with adequate light and air.



The proposed special use permit will not impact the light and air available to adjacent properties.

The proposed development will enhance the Midlothian/Chippenham node identified in the Richmond 300. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

Jemija D-Hell

Jennifer D. Mullen







WEST ELEVATION - BUILDING 1 1/8" = 1'-0"



FIBER CEMENT VERTICAL SIDING -FIBER CEMENT PANEL -FIBER CEMENT LAP SIDING (COLOR 1) -METAL BALCONY RAILING -VINYL WINDOWS AND SLIDING DOORS, TYP. -BRICK VENEER -

8/2023 11:14:25 AM





SOUTH ELEVATION - BUILDING 1 1/8" = 1'-0"





NORTH ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 2 1/8" = 1'-0"



UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122









THE MAVERICK 6405 MIDLOTHIAN TURNPIKE DAKOTA PARTNERS

1A SCHEMATIC FLOOR PLAN

UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122



BUILDING 2 - LEVEL 1

3/64" = 1'-0"

MOSELEYARCHITECTS 200 NORFOLK STREET, RICHMOND, VA 23230 PHONE (804) 794-7555 FAX (804) 355-5690 MOSELEYARCHITECTS.COM THE MAVERICK 6405 MIDLOTHIAN TURNPIKE DAKOTA PARTNERS





VICINITY MAP SCALE: 1"=2,000'

NOTES:

1.) SOURCE OF MERIDIAN: NAD83 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022. 2.) VERTICAL DATUM: NAVD88 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022. 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN. 4.) UTILITIES SHOWN ARE BASED UPON:

X SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY TRC ENGINEERS, INC. ON 10/28/2022 AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS. 5.) THIS PERIMETER BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LEISA WRIGHT WEATHERFORD, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 10/06/2022 AND 12/08/2022; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

6.) THE PERIMETER BOUNDARY IS A RESULT OF THE SURVEYOR'S, LEISA WRIGHT WEATHERFORD L.S., OPINION OF THE LOCATION OF THE BOUNDARY LINES OF THE SITE AND IS NOT TO BE CONSTRUED AS A CERTIFICATION OF QUALITY OF TITLE OR LOCATION OF TITLE TO THE PROPERTY. 7.) CONTOUR INTERVAL: 1

8.) THE AERIAL TOPOGRAPHIC SURVEY, PROVIDED BY TUCK MAPPING SOLUTIONS, INC., WAS PERFORMED ON 11/08/2022 FOR THE PURPOSE OF DEPICTING TOPOGRAPHY. THIS SURVEY MEETS 18VAC-10-20-382 CONTOUR ACCURACY STANDARDS AND MAY NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. THIS AERIAL SURVEY WAS AUGMENTED WITH ITEMS FIELD LOCATED BY TRC ENGINEERS, INC., INCLUDING UTILITIES, RIM AND INVERT ELEVATIONS, MONUMENTS FOUND, ETC...

9.) THIS SURVEY WAS PREPARED FOR DAKOTA PARTNERS. TRC ENGINEERS, INC. ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.

10.) PROPERTY LINES SHOWN HEREON ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY TRC ENGINEERS, INC.

11.) TRC ENGINEERS, INC. PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.

12.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #5101290019D EFFECTIVE DATE 04/02/2009. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC ENGINEERS, INC. TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE. 13.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

PARCEL ID: C0070068010

SANTANA ASCENCIO

117 OAK GLEN STREET

INST.#2008-9715

PARCEL ID: C0070068040

AHMED TAREK ELNASSEH

6331 OLD WARWICK ROAD

INST.#2013-2-3981

PARCEL ID: C0070068042

RASUL MOHAMMED

6321 OLD WARWICK ROAD

INST.#2014-20529

PARCEL ID: C0070068044 PIXEL ENTERPRISES INC

6311 OLD WARWICK ROAD INST.#2002-27835

BEARING

S 78°13'58" W

N 12°21'09" W

S 77°38'46" W

N 12°21'09" W

N 77°04'51" E

S 12°20'09" E

N 77°41'21" E

S 25°25'06" E

S 25°18'16" E

LINE TABLE

DISTANCE

507.23

431.53'

40.00'

185.54'

206.59'

273.13

253.67'

134.18'

149.03'

PROPERTY INFORMATION

1	PARCEL ID: C0070068022 ARWB LLC 6445 MIDLOTHIAN TURNPIKE INST.#2004-16738	(13)	P/ 1
2	PARCEL ID: C0070068024 AHMED TAREK ELNASSEH 6423 MIDLOTHIAN TURNPIKE INST.#2013-2-3981	(14)	РА АН 633
3	PARCEL ID: C0070068028 AHMED TAREK ELNASSEH 6417 MIDLOTHIAN TURNPIKE INST.#2013-2-3981	(15)	PA 632
4	PARCEL ID: C0070068030 AHMED TAREK ELNASSEH 6413 MIDLOTHIAN TURNPIKE INST.#2013-2-3981	(16)	PA PI 631
5	PARCEL ID: C0070068032 AHMED TAREK ELNASSEH 6407 MIDLOTHIAN TURNPIKE INST.#2013-2-3981		
6	PARCEL ID: C0070068034 6401 MWW LLC 6401 MIDLOTHIAN TURNPIKE INST.#2015-5311		
7	PARCEL ID: C0070068036 CHAN INVESTMENTS LLC 6341 OLD WARWICK ROAD INST.#2001-13659		L1 L2 L3 L4
8	PARCEL ID: C0070068020 AHMED TAREK ELNASSEH 25 OAK GLEN STREET INST.#2013-2-3981		L5 L6 L7 L8 L9
9	PARCEL ID: C0070068018 BETTY & EARL MELTON SR 31 OAK GLEN STREET INST.#2005-3350		
(10)	PARCEL ID: C0070068016 ETLAS & VERLOYNE CRAWFORD 39 OAK GLEN STREET INST.#2022-25		
(11)	PARCEL ID: C0070068014 FREDALICIA HERNANDEZ & OSCAR PALMA 101 OAK GLEN STREET INST.#2014-17367		
(12)	PARCEL ID: C0070068012 ABBIO MCSWEEN & ANGELA JOHNSON 109 OAK GLEN STREET INST.#2010-22400		

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City of Richmond Department of Planning & Development Review

LOCATION: 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road

APPLICANT: Roth Jackson Gibbons Condlin, PLC

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of 122 dwelling units, upon certain terms and conditions.

Special Use Permit

For questions, please contact Matthew Ebinger at 804-646-5789 or matthew.ebinger@rva.gov

