

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-346

As Amended

To authorize the special use of the properties known as 901 North 36th Street and 909 North 36th Street for the purpose of up to ten single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 11 2023 AT 6 P.M.

WHEREAS, the owner of the properties known as 901 North 36th Street and 909 North 36th Street, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to ten single-family attached dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 12 2024 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 901 North 36th Street and 909 North 36th Street and identified as Tax Parcel Nos. E000-1279/001 and E000-1279/008, respectively, in the 2023 records of the City Assessor, being more particularly shown on as a survey description entitled “Survey of #901 & #909 N. 36th Street, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated September 1, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to ten single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Proposes [sic] Layout, #901 - #909 1/2 N. 36th Street, City of Richmond, Virginia” prepared by Long Surveying, LLC, and dated ~~[June 23, 2023]~~ January 10, 2024, and “[~~901/901.5~~] 905/905.5 – 909/909.5 N 36th St.,” prepared by River Mill Development, and dated January 24, 2023, “903/903.5 – 907/907.5 N 36th St.” prepared by River Mill Development, and dated January 24, 2023, “901 N 36th St.,” prepared by River Mill Development, dated January 24, 2023, and last revised April 13, 2022, “901.5 N. 36th St. Garage,” prepared by River Mill Development, and dated January 24, 2023, ~~[and]~~ “903/903.5 – 905/905.5 – 907/907.5, 909/909.5 N 36TH St. Garages,” prepared by River Mill Development, and dated January 24, 2023, “911 N 36th St.,” prepared by River Mill Development, dated January 24, 2023, and last revised April 13, 2022, and “901 & 911 N 36th St. Garage,” prepared by River Mill Development, and dated January 24, 2023, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the

fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to ten single-family attached dwellings, substantially as shown on the Plans. No more than two dwellings shall be attached in a series,

(b) No fewer than ten off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to ten residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

(g) The attic vents on the front and rear façades at 901 and 909 North 36th Street shall be wrapped in one-inch by four-inch trim.

(h) All landscaping shrubs shall be a minimum size of three gallons.

(i) All trees used in landscaping and in the right-of-way shall be a minimum of 1.5-inch caliper.

(j) Wall-mounted lights shall be affixed to the garages at the house-side pedestrian doors and on the alley façades.

(k) Front porches shall be a minimum of six feet deep with painted railings.

(l) The foundation height shall be a minimum of two feet.

(m) The existing garage at 901 North 36th Street shall remain and be rehabilitated for use by the owner of 901 North 36th Street.

(n) The retaining wall shall either be (i) repaired to be level and plumb, with steps cut in for each unit, and resurfaced in a smooth stucco or (ii) replaced with a new split-block wall with individual steps incorporated. Textured landscape blocks with brick caps shall be utilized.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk and three street trees along O Street and one street tree along North 36th Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or his designee that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or his designee, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

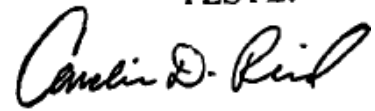
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:


City Attorney's Office

**A TRUE COPY:
TESTE:**


City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-0859

File ID: Admin-2023-0859

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 07/10/2023

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 11/13/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Ordinance - Admin-2023-0859 - Approved as to Form, O&R Transmittal Memo - Admin-2023-0859, Application Documents - Admin-2023-0859

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/23/2023	Matthew Ebinger	Approve	10/25/2023
1	2	10/23/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/24/2023	Kevin Vonck	Approve	10/30/2023
1	4	10/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	10/24/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/26/2023	Jeff Gray	Approve	10/27/2023
1	8	10/27/2023	Lincoln Saunders	Approve	10/30/2023
1	9	11/9/2023	Mayor Stoney	Approve	10/31/2023

History of Legislative File



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 18, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 901 North 36th Street and 909 North 36th Street for the purpose of up to ten single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize ten, single-family attached dwellings within an R-5 Single-Family Residential District. Single-Family Attached dwellings are not a permitted use within the R-5 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Chimborazo neighborhood on North 36th between O & P Streets. The properties are currently a combined 27,402 sq. ft. (.62 acre) improved parcels of land, including a 3,290, two-family dwelling constructed in 1925. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined 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."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Pri-

mary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3 10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-5 Single-Family Residential District. All adjacent and nearby properties are located within the same R-5 zone. The area is primarily single family residential, with some two family residential and institutional uses present in the vicinity. The proposed density of the parcel is 10 units upon .62 acres, or 16 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

FISCAL IMPACT: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF:

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

**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: 901 and 909 N 36th Street Date: _____
Tax Map #: E000-1279/001 & 008 Fee: \$300
Total area of affected site in acres: 0.629

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

Zoning

Current Zoning: R-5 Residential

Existing Use: Single-family

Proposed Use

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

Construction of ten single-family attached dwellings configured as five pairs

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

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: BZA Case No. 37-73

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Bertha, LLC

If Business Entity, name and title of authorized signer: _____

(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: 21119 Baileys Grove Drive

City: S Chesterfield State: VA Zip Code: 23803

Telephone: () Fax: ()

Email: _____

Property Owner Signature: *7604* Mar 6, 2023

Weidner Center (Mar 6, 2023 14:55 EST)

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

March 10, 2023

Special Use Permit Request

901 and 909 N 36th Street, Richmond, Virginia

Map Reference Number: E000-1279/001 and E000-1279/008

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

Mark Baker

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 901 and 909 N 36th Street (the "Property"). The SUP would authorize the construction of ten (10) single-family attached dwellings, configured as five attached pairs. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern line of N 36th Street between O and P Streets. The Properties are referenced by the City Assessor as tax parcels E000-1279/001 and E000-1279/008, are total of approximately 221 feet wide by 124 feet deep and contain approximately 27,404 square feet of lot area. A demolition permit has been filed for the Property at 909 N 36th which is currently improved with a single-family detached dwelling. Access is provided by means of a north-south alley located to the rear of the Property.



The properties in the area contain a range of uses and forms. Dwellings in the immediate vicinity primarily consist of single-family dwellings though two-family uses can also be found throughout the neighborhood. Immediately to the south, across O Street, lies a large (25-99 unit) apartment

complex. A wide range of other uses can be found throughout the area including vacant parcels, multi-family uses, and public open space.

EXISTING ZONING

The Property and those in the immediate vicinity zoned R-5 Single-Family Residential. To the west, across N 35th Street, lies a R-6 Single- and Two-Family Residential District while to the northwest, at the intersection of Oakwood Ave and Q Street lies a B-1 Business District.

TRANSPORTATION

Located 0.1 miles from the Property, less than a five-minute walk, is the P+35th Street bus stop which serves the 13 bus line which runs every 30 minutes and connects with the Pulse BRT providing connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly walkable urban neighborhoods that are predominantly 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. Single-family dwellings are a considered primary use in the Neighborhood Mixed-Use designation which also encourages developments that reinforce a gridded street pattern to increase connectivity.

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 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 ten single-family attached dwellings, configured as attached pairs, on individual lots.

PURPOSE OF REQUEST

The subject Property currently consists of two lots, 901 and 909 N 36th Street, with a total lot width of roughly 221 feet along N 36th Street and containing approximately 27,404 square feet of lot area. The applicant would like to subdivide the Property into a total of ten lots and construct ten single-family attached dwellings, configured as five pairs.

The proposed lots would each be roughly 22' in width with lot areas of approximately 2,740 square feet. While the single-family detached use is permitted by the underlying zoning, the single-family attached use is not and therefore, the SUP is required. The proposed lot areas are compatible with other lots in the vicinity and allow for the efficient use of the Property. The majority of lots in the area are nonconforming with regard to lot area, width, setbacks or some combination thereof. This request would allow for the redevelopment of the Property in a manner which is both efficient and respectful of the character of the area.

PROJECT DETAILS

When complete, the ten single-family attached dwellings would each be two stories in height and have been designed to have varied, but compatible facades. The proposed buildings are configured as sets of two attached row homes and are intended to be consistent with other residential buildings in the vicinity in terms of scale and character. Two separate floor plans and facades are proposed to allow for variation in housing style and to appeal to a range of home buyers. Six dwellings would have three bedrooms and three bathrooms. These dwelling units would be traditionally configured, with a living room, dining area, and kitchen on the ground floor, and three bedrooms with two bathrooms upstairs including a primary suite with en suite bath. An office on the ground floor would offer homeowners space to work from home, an important amenity in the post-Covid world. The other four dwellings would have three bedrooms and two-and-half bathrooms and include a open living and kitchen area on the first floor. A primary suite with en suite bath and an office on the second floor are provided for these dwellings as well.

The buildings would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. Each dwelling would feature a full-width front porch to engage the street and provide additional outdoor living area. Off-street parking is

provided for each dwelling, accessible from the rear alley, in the form of parking spaces or optional detached garages.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient. It would be consistent with the Richmond 300 Master Plan and would remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

Findings of Fact

The following are factors included 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 for single-family dwellings 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 related to the proposed dwellings and the proposed off-street parking will result in no 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 is consistent with the historical lot pattern and density in the vicinity and 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.

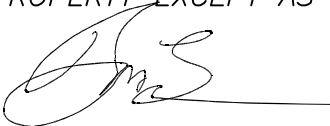
- ***Interfere with adequate light and air.***

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 dwellings in the vicinity, which are in many cases attached. Required setbacks between buildings will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

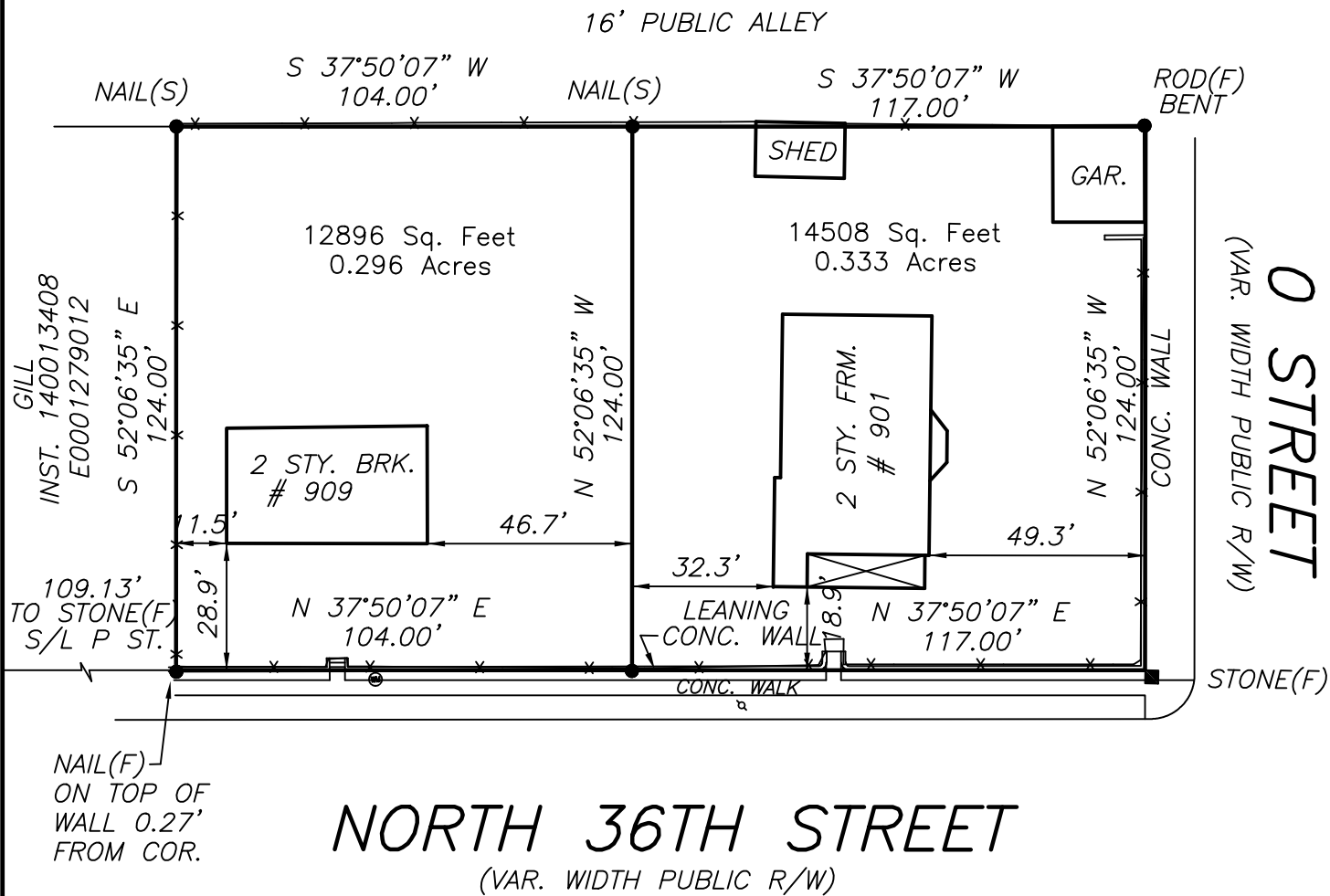
In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use. 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 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.

THIS IS TO CERTIFY THAT ON 9/1/2020 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

BRIAN LONG, L.S. 



- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



SURVEY OF #901 & #909 N. 36TH STREET

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

CITY OF RICHMOND
VIRGINIA

SEPT. 1, 2020
SCALE: 1"=40'

FOR: CARTER

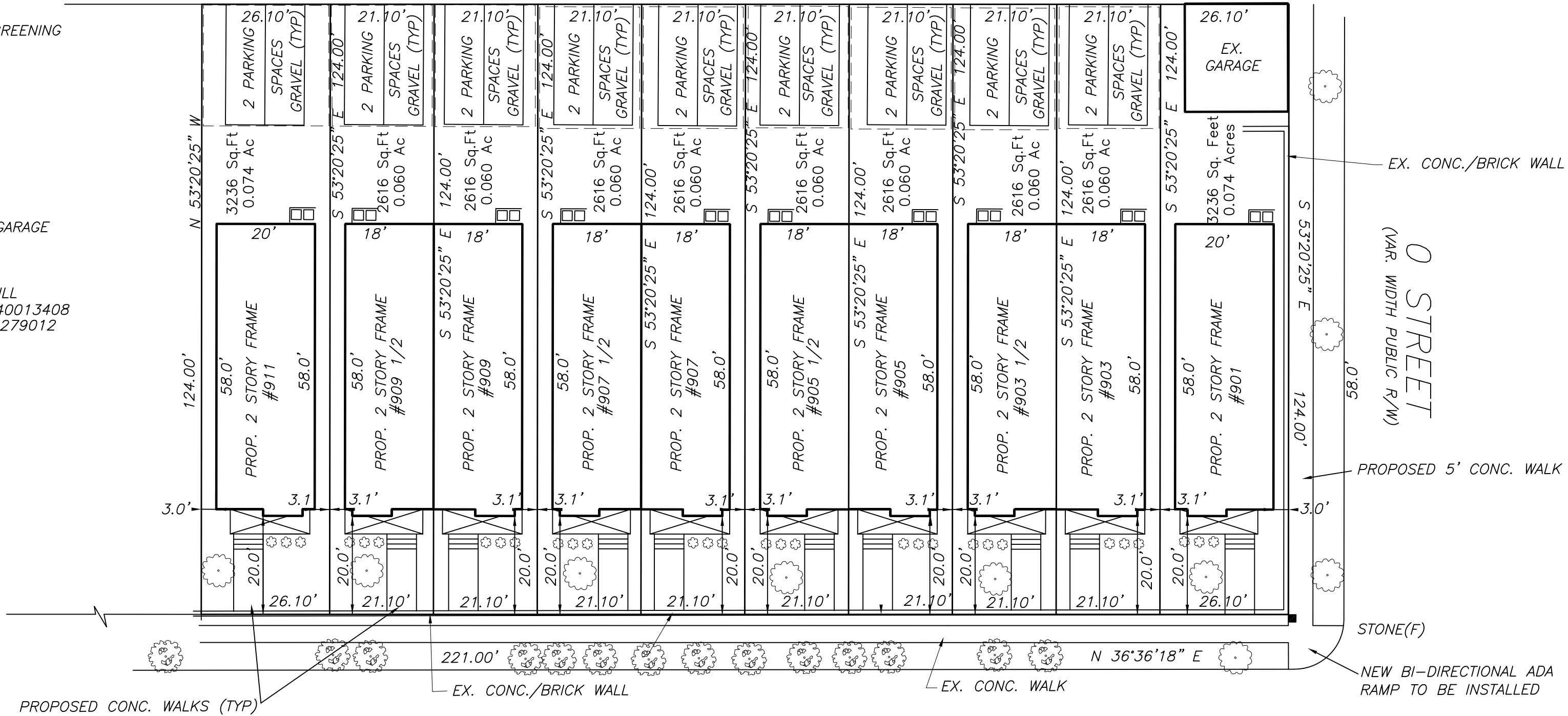
1. BUILDING DIMENSIONS ARE "NOT TO EXCEED" DIMENSIONS AND MAY VARY WITH BUILDING PERMIT.
2. WATER/SEWER/GAS INFRASTRUCTURE WILL BE PLACED WITHIN N 36TH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS.
3. SMALL SHRUBS SPECIES TO BE DETERMINED AT TIME OF INSTALLATION.
4. ONE OR TWO CAR GARAGE TO COMPLY WITH UNDERLYING ZONING.
5. EXISTING CRAPE MYRTLES/TREES TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED TREES TO BE REPLACED.
6. EXISTING SIDEWALK ALONG 36TH STREET TO BE REPAIRED IF DAMAGED. IF DAMAGE EXCEEDS 50%, SIDEWALK WILL BE REPLACED.



16' PUBLIC ALLEY

- REFUSE/RECYCLE CANS WITH SCREENING
- SMALL SHRUBS
- EX. TREE
- PROPOSED TREE PER URBAN FORESTRY LIST
- OPTIONAL ONE OR TWO CAR GARAGE

GILL
INST. 140013408
E0001279012

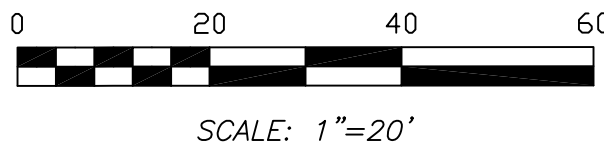


NORTH 36TH STREET
(VAR. WIDTH PUBLIC R/W)

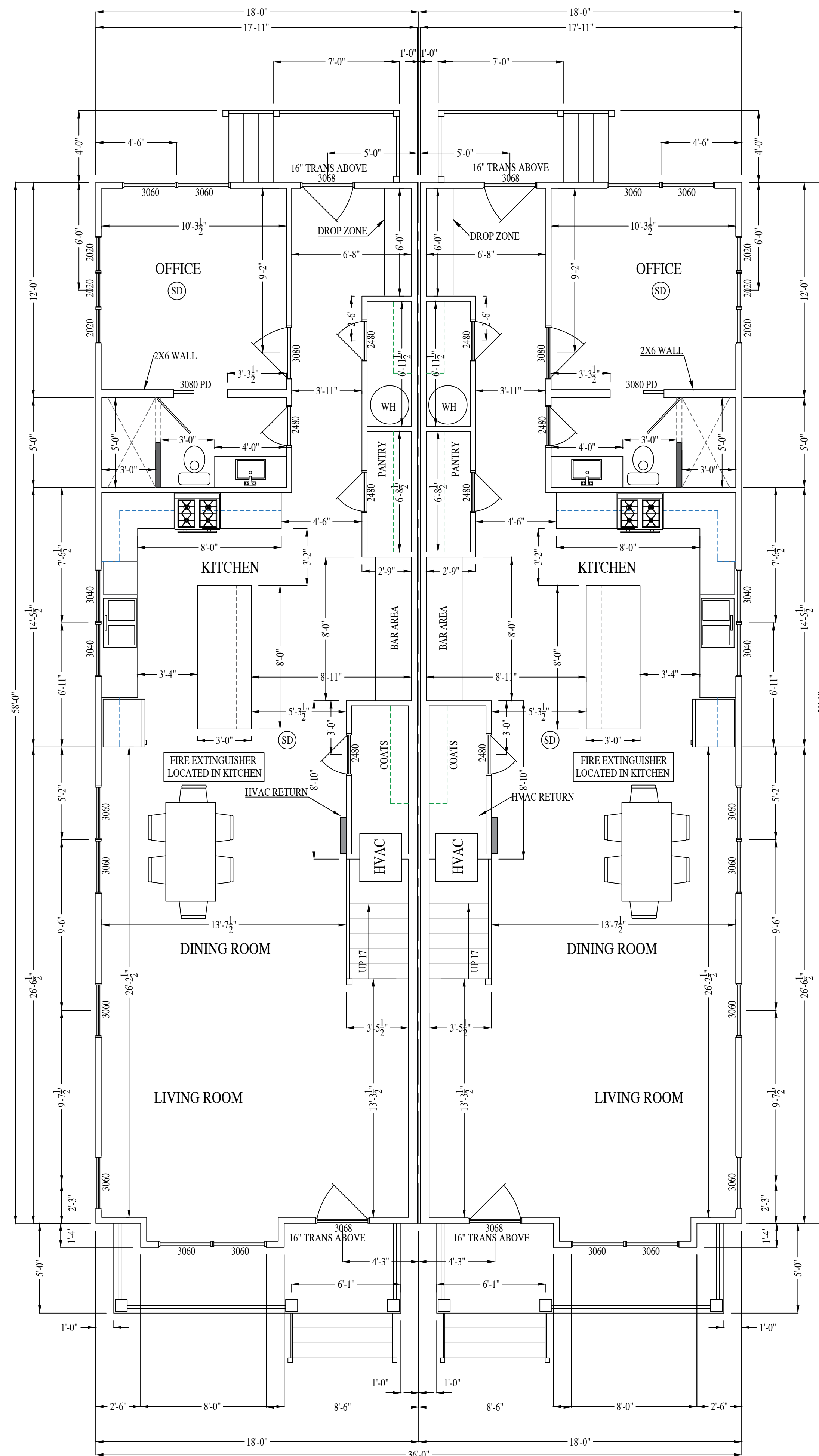


PROPOSES LAYOUT
#901 - #911 N. 36TH STREET

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

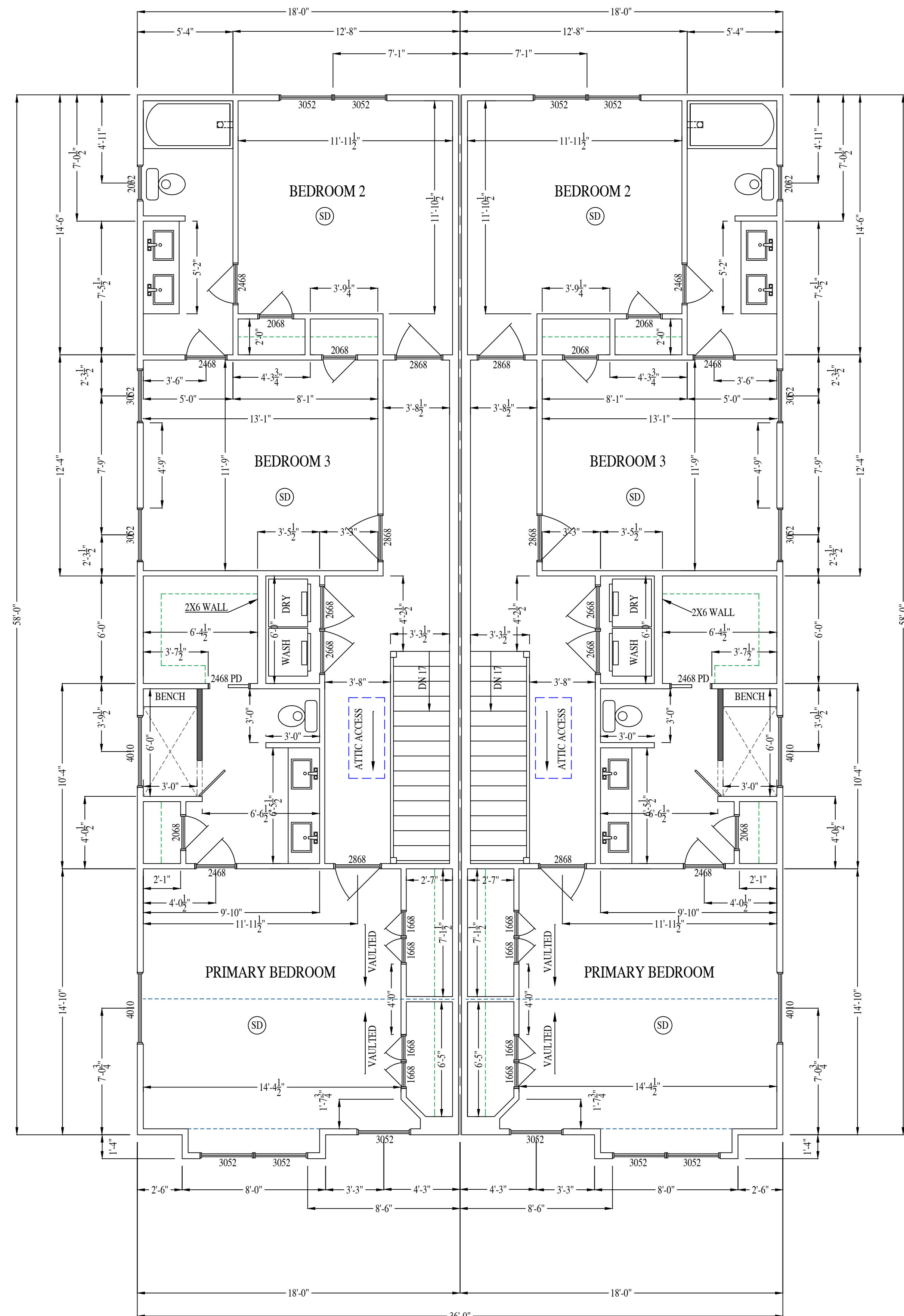


CITY OF RICHMOND
VIRGINIA
JANUARY 10, 2024



FIRST FLOOR PLAN

1055 S.F.



SECOND FLOOR PLAN

1055 S.F.

905/905.5 - 909/909.5

N 36TH ST.

RIVER MILL DEVELOPMENT

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

PHONE: (434) 774-4535

REVISION NOTES

[illegible]

SCALE:

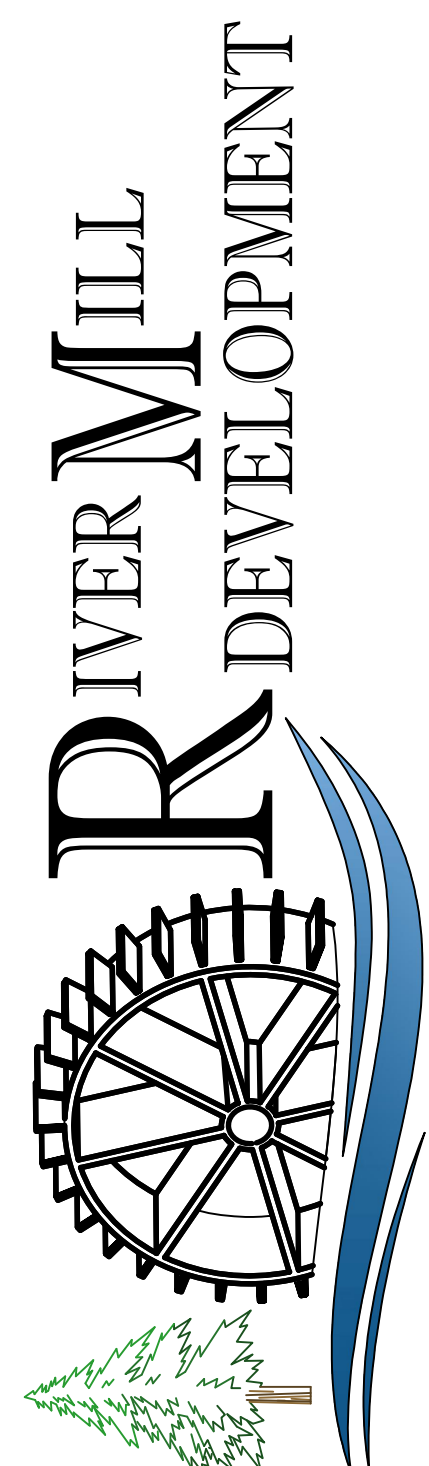
$$1/4'' = 1'-0''$$

DATE:

1-24-2023

SHEET:

A1.1





905/905.5 - 909/909.5

N 36TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES

SCALE:

$$1/4'' = 1'-0''$$

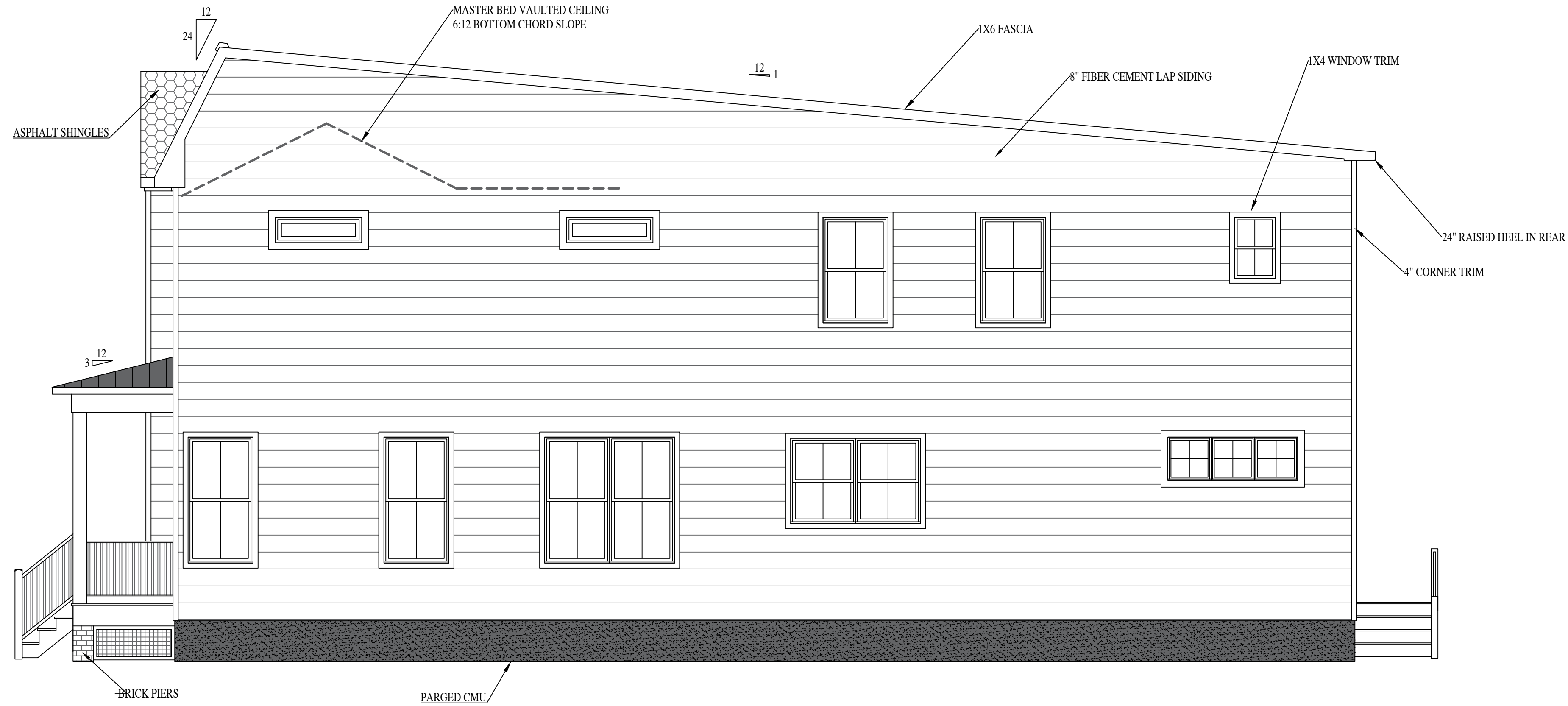
DATE:

1-24-2023

SHEET:

A1.2





RIGHT ELEVATION



REAR ELEVATION

905/905.5 - 909/909.5
N 36TH ST.

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

REVISION NOTES

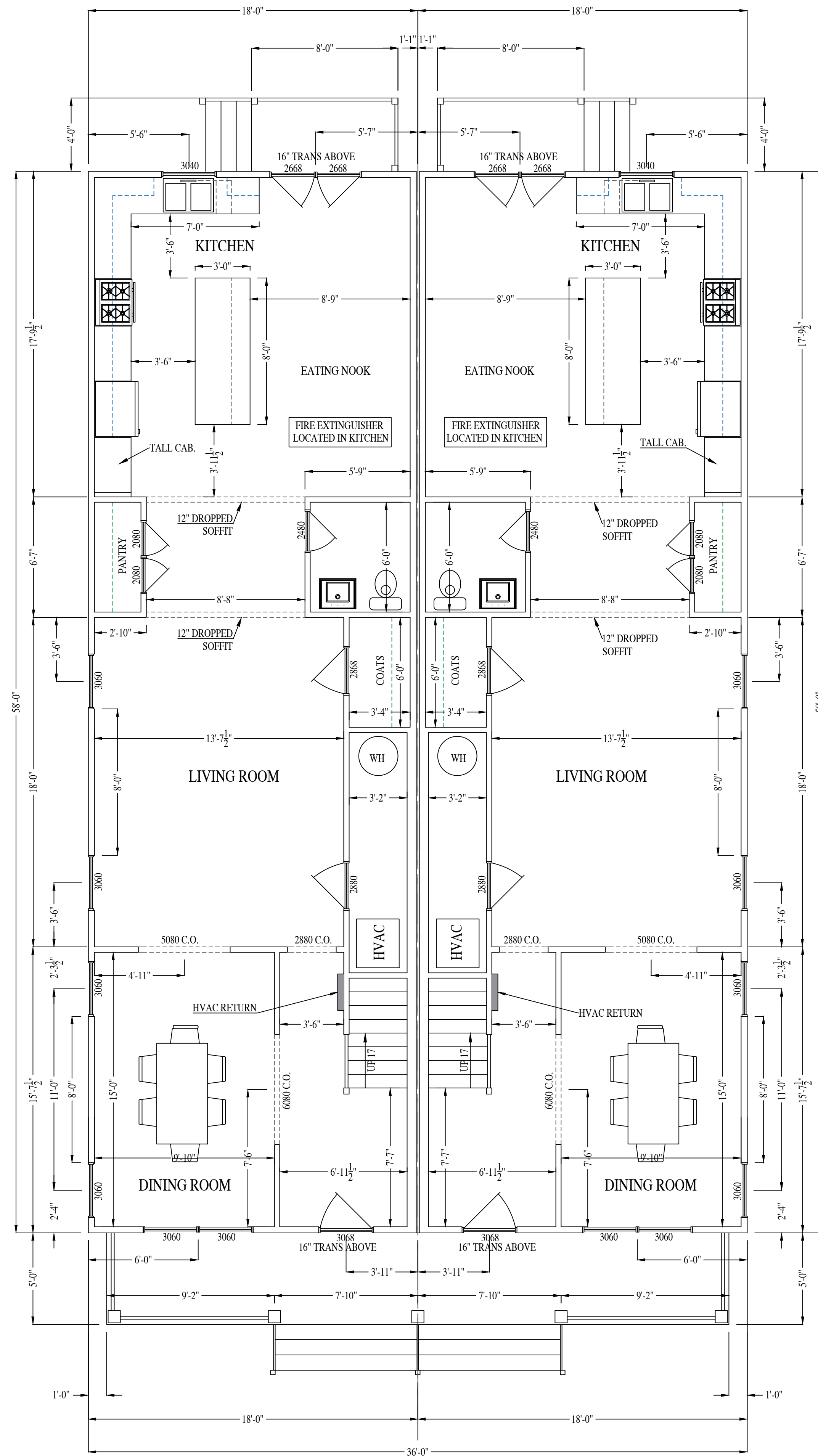
DATE	START

SCALE:
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DATE:
1-24-2023

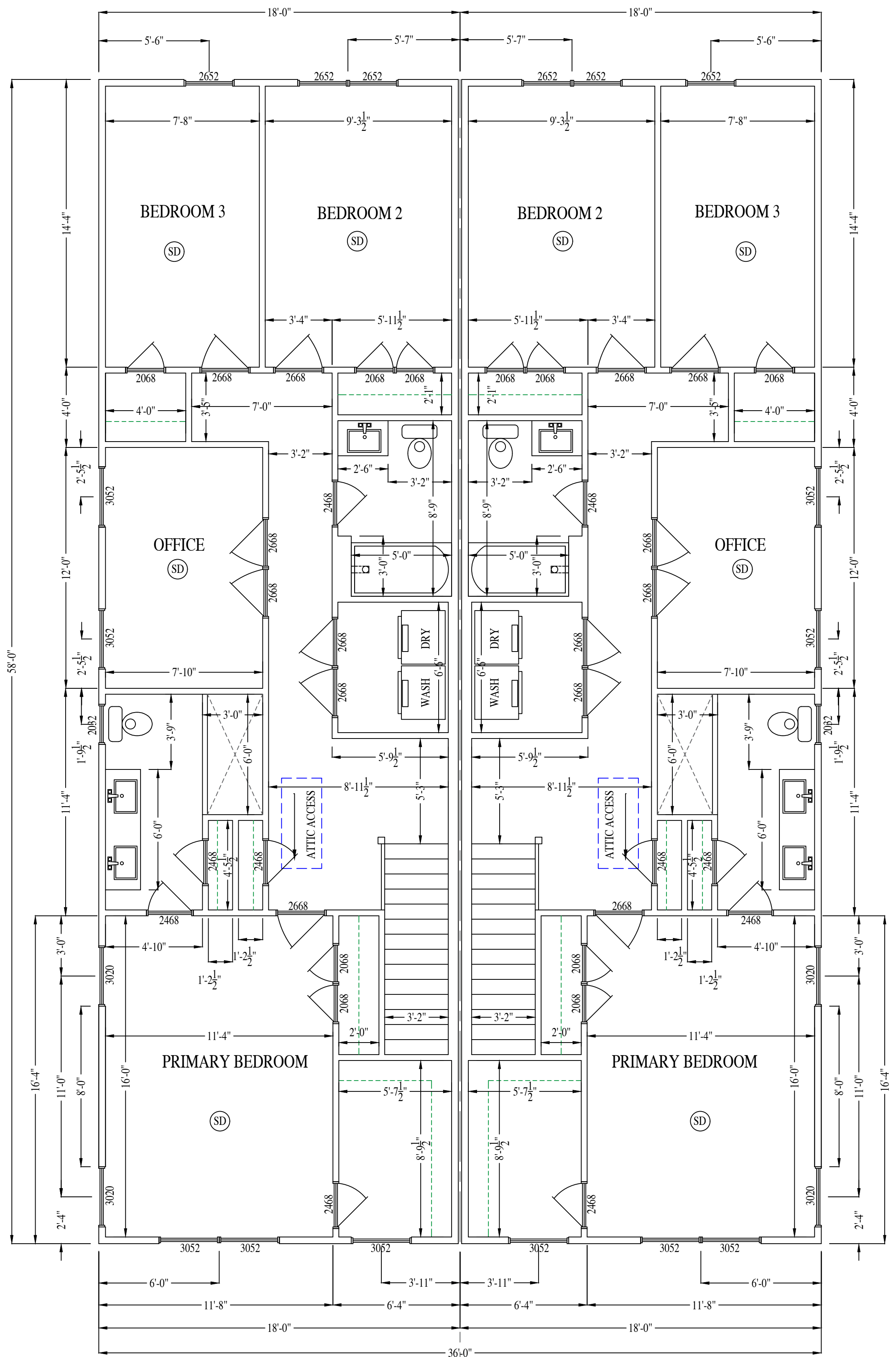
SHEET:
A1.3





FIRST FLOOR PLAN

1044 S.F.



SECOND FLOOR PLAN

1044 S.F.

903/903.5 - 907/907.5

N 36TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:

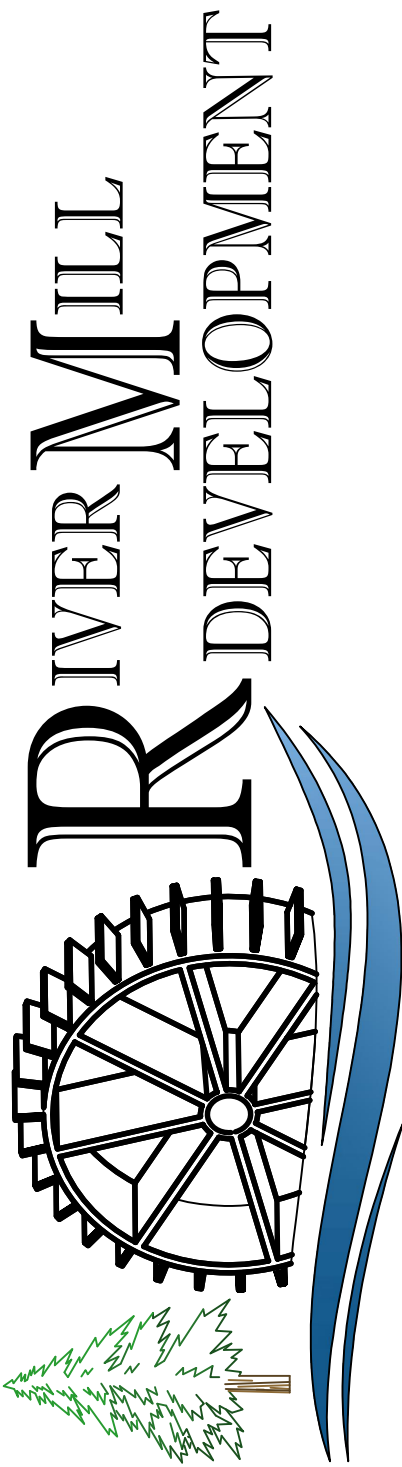
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DATE:

1-24-2023

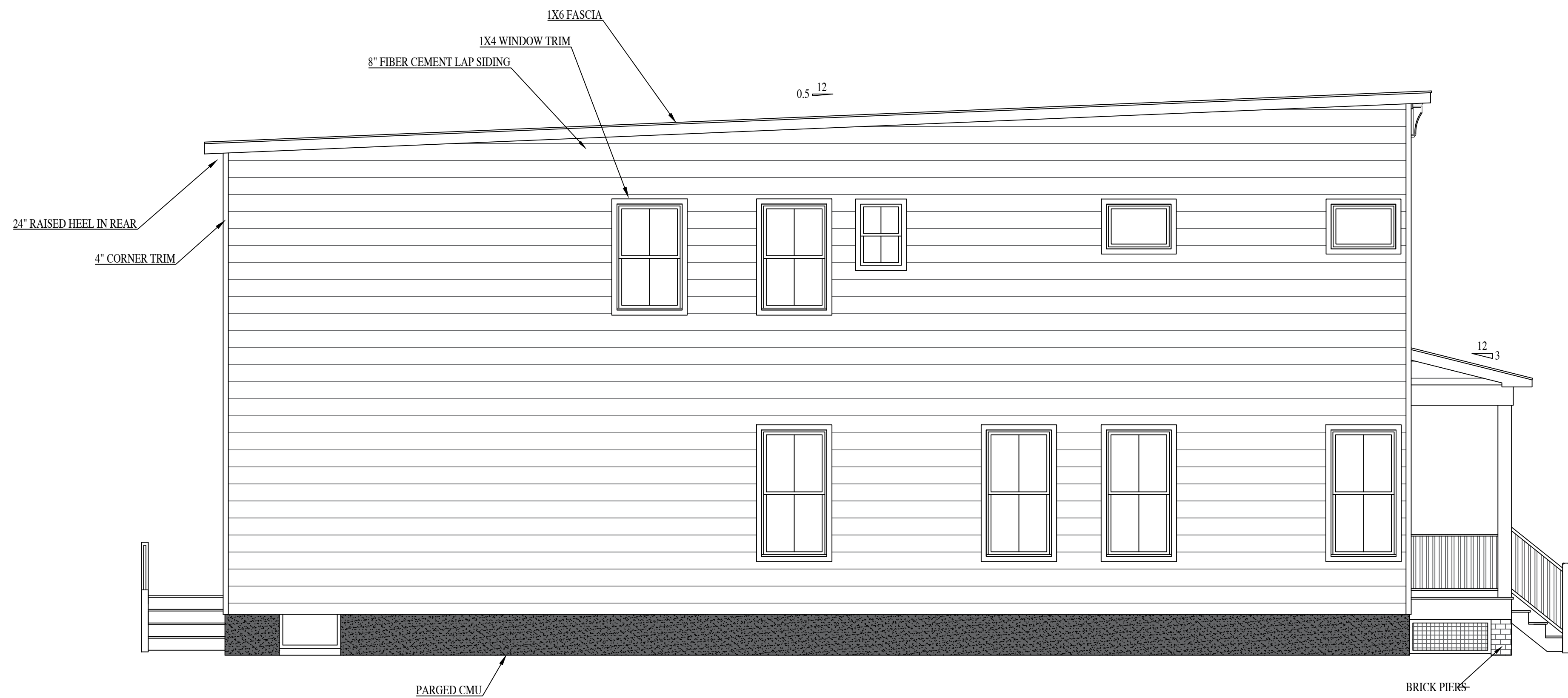
SHEET:

A2.1





FRONT ELEVATION



LEFT ELEVATION

903/903.5 - 907/907.5
N 36TH ST.

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

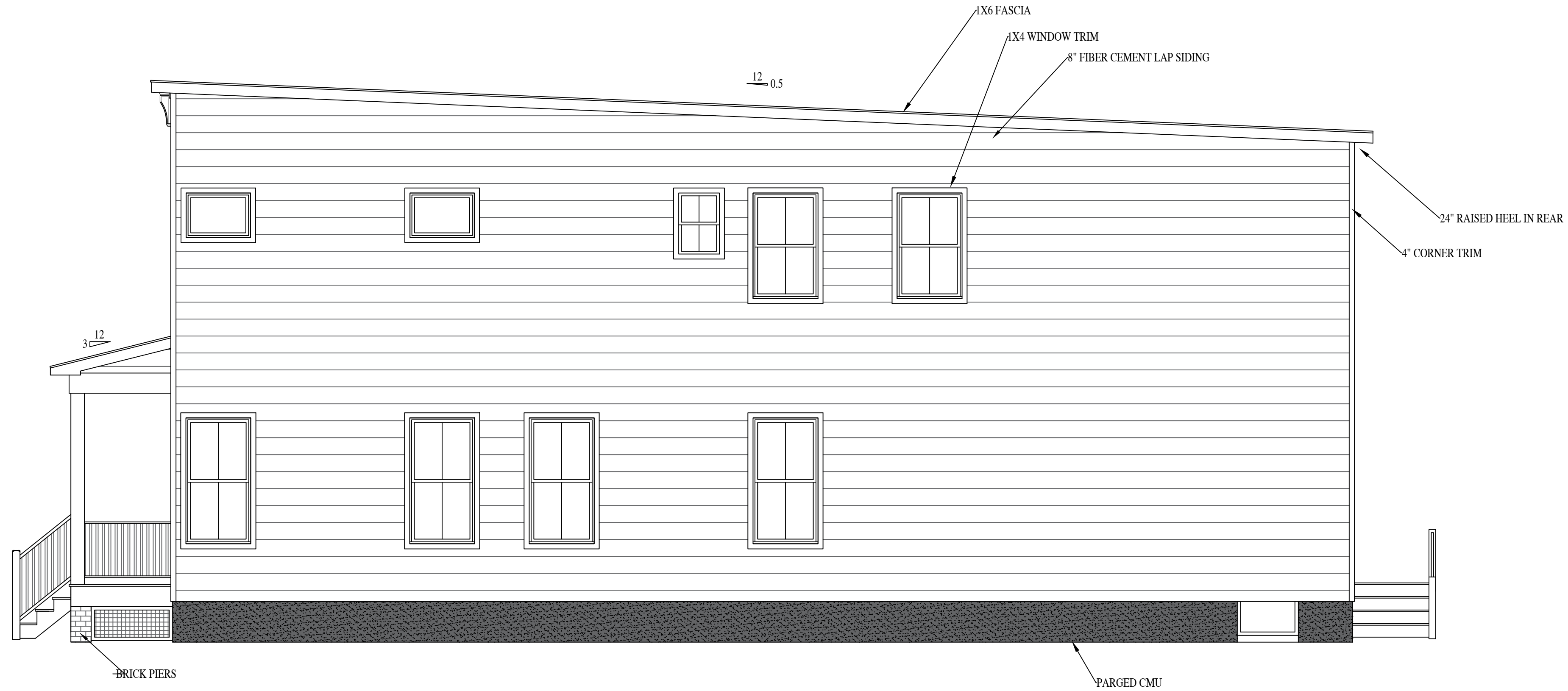
REVISION NOTES	
DATE	START

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

DATE:
1-24-2023

SHEET:
A2.2





RIGHT ELEVATION



REAR ELEVATION

903/903.5 - 907/907.5

N 36TH ST.

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

REVISION NOTES

DATE	START

SCALE:

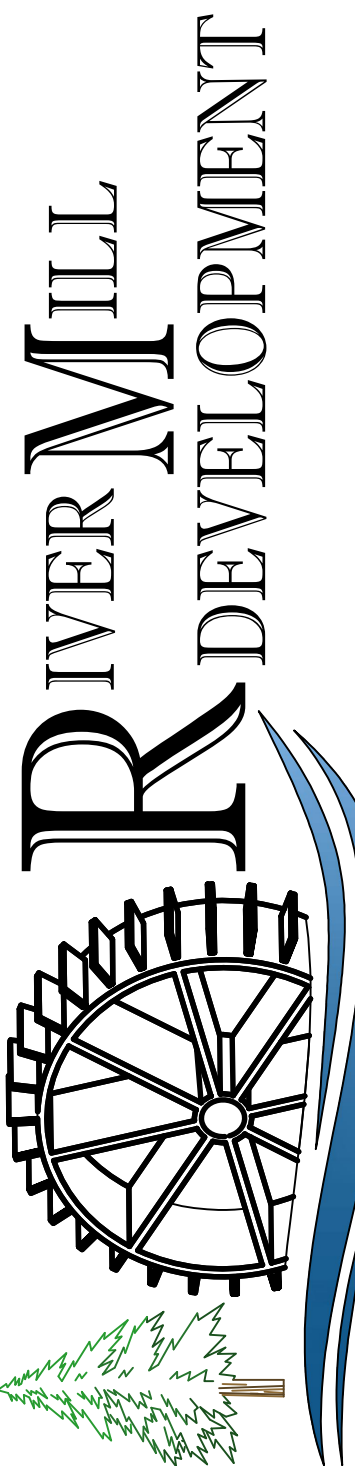
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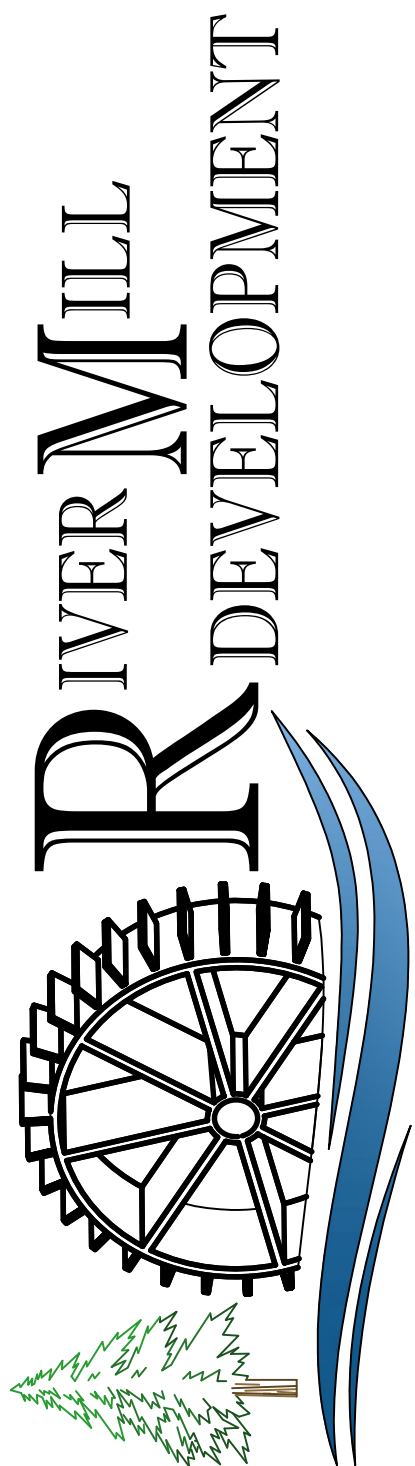
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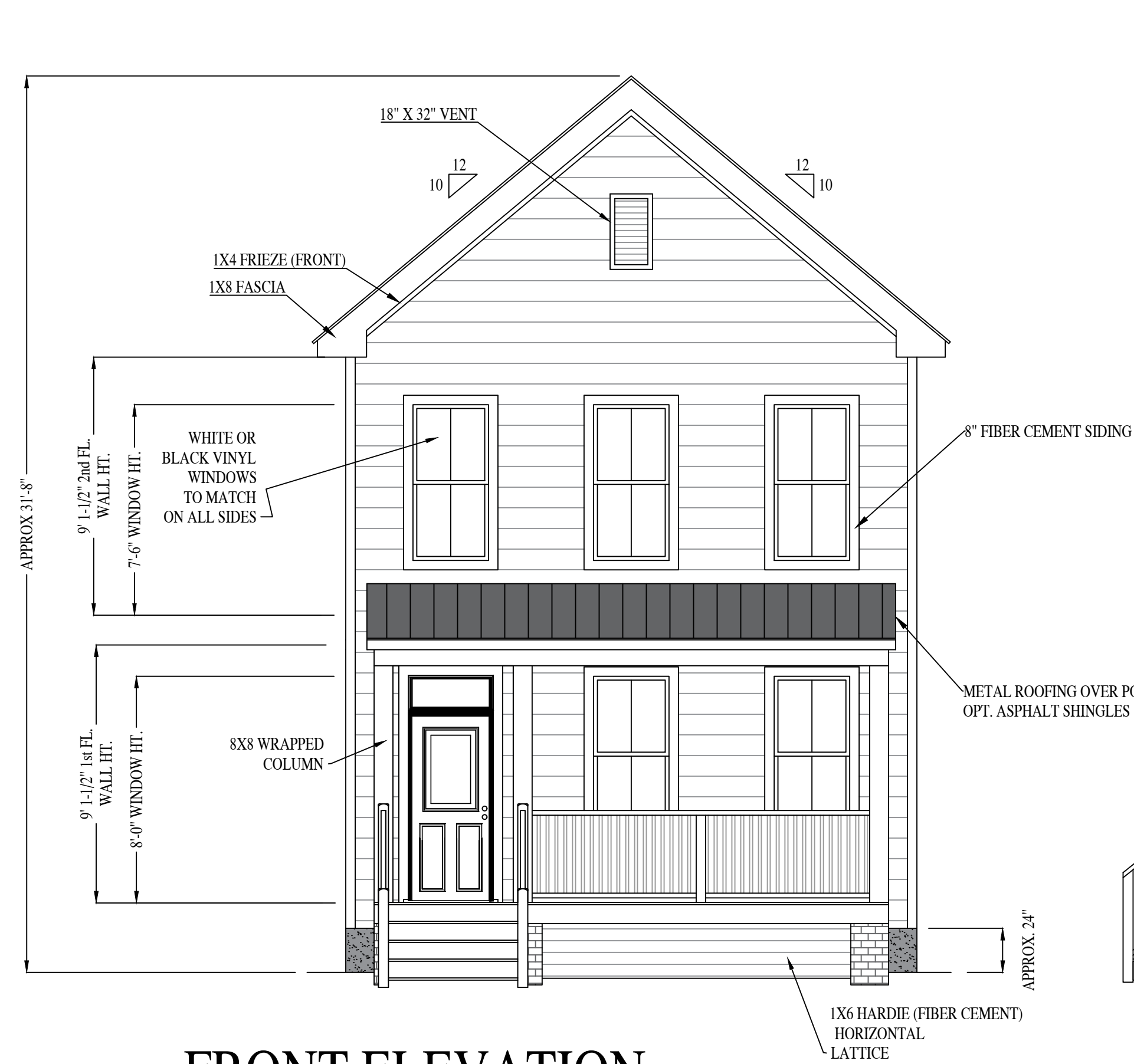
1-24-2023

SHEET:

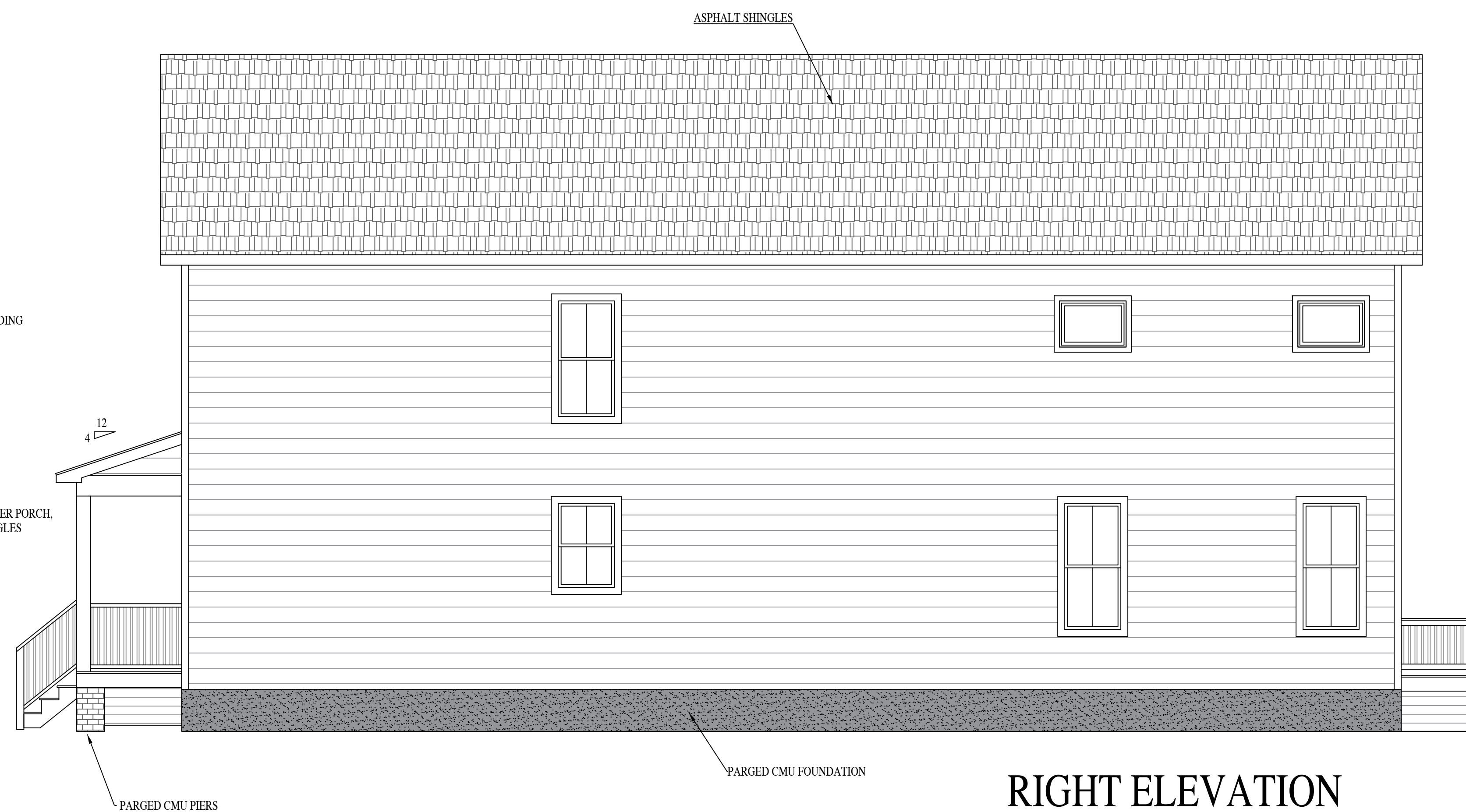
A2.3



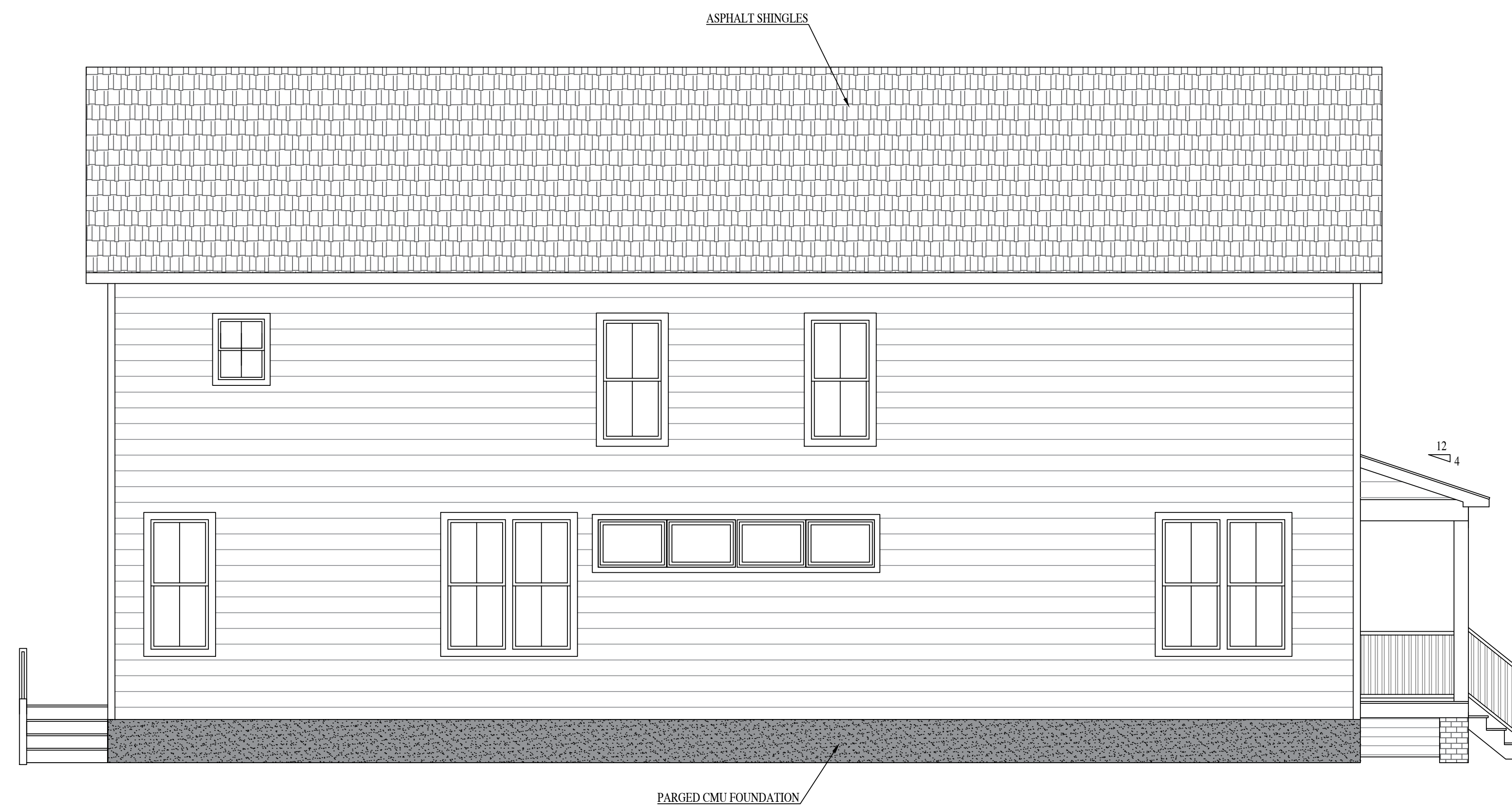




FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

911 N 36TH ST.

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

REVISION NOTES

[illegible]

SCALE:

$$1/4'' = 1'-0''$$

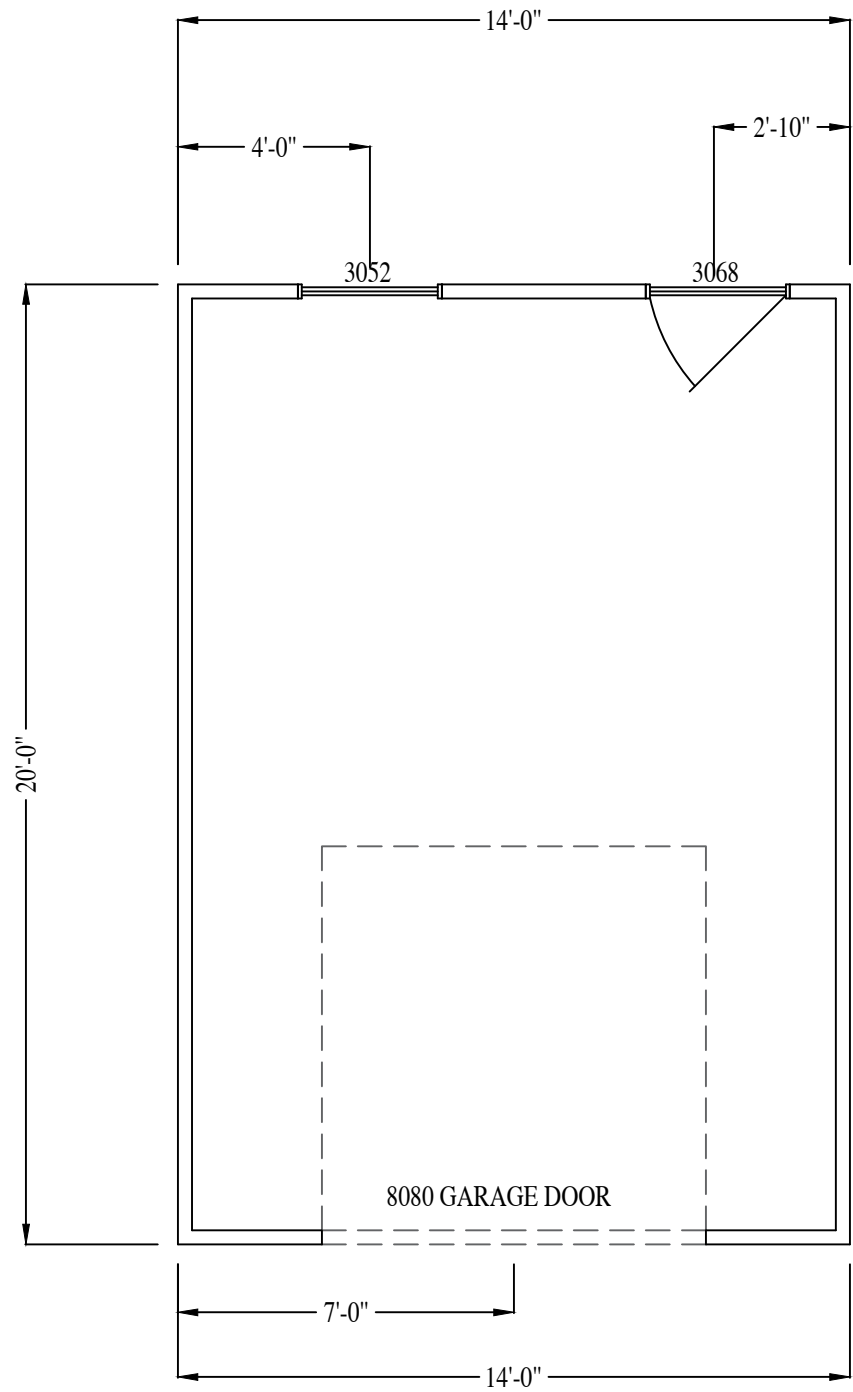
DATE:

1-24-2023

SHEET:

A4.2

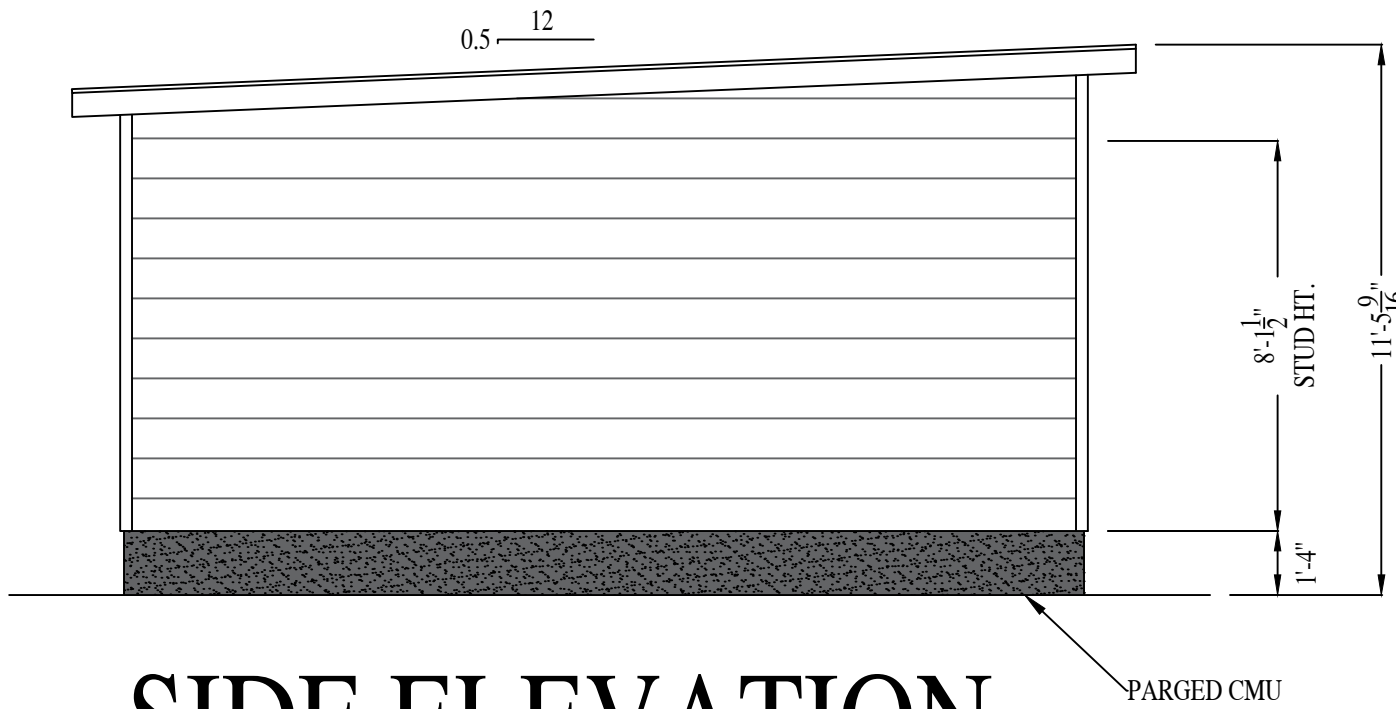




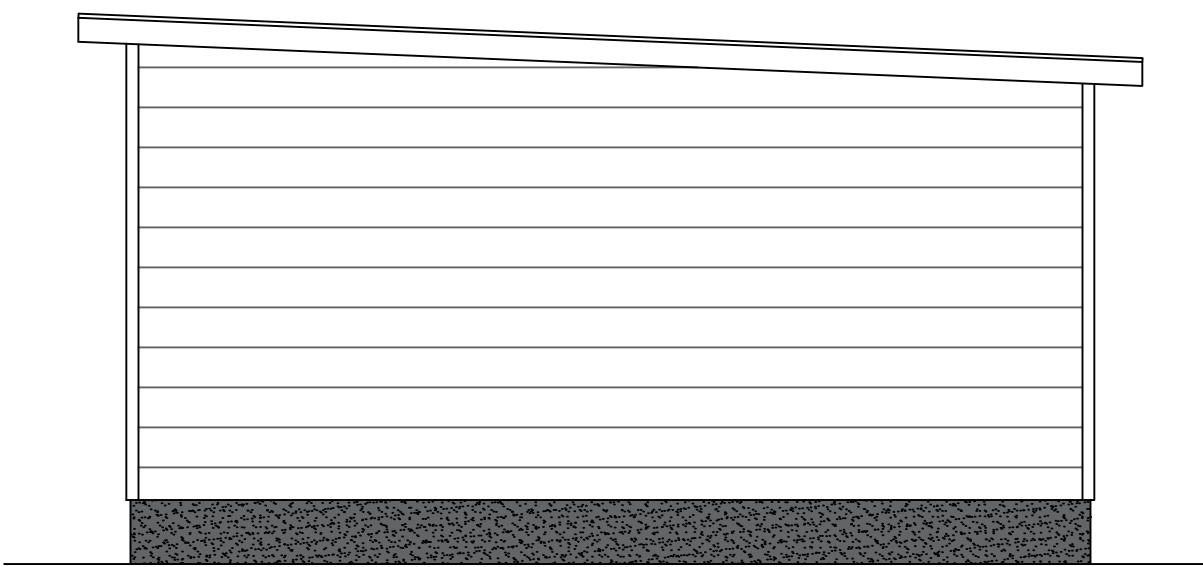
DETACHED GARAGE PLAN

ALLEY FACING

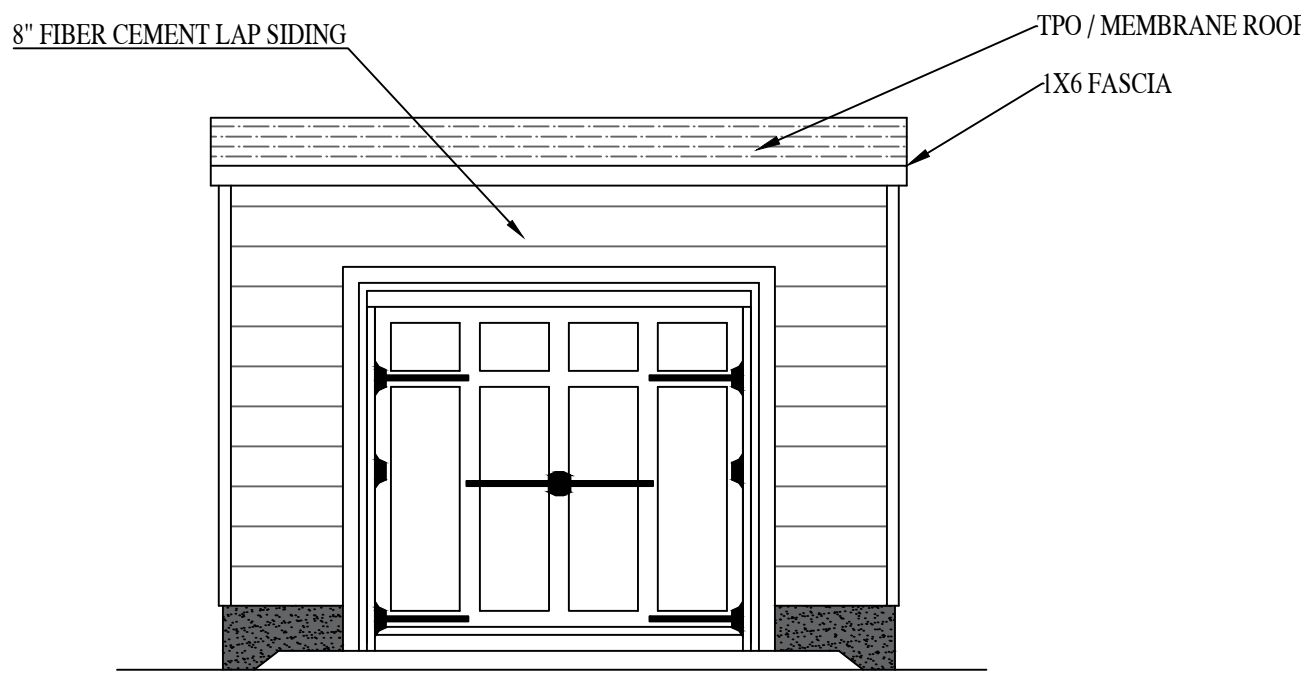
*Conceptual Garage elevations.
Optional garage may be 1-2 cars



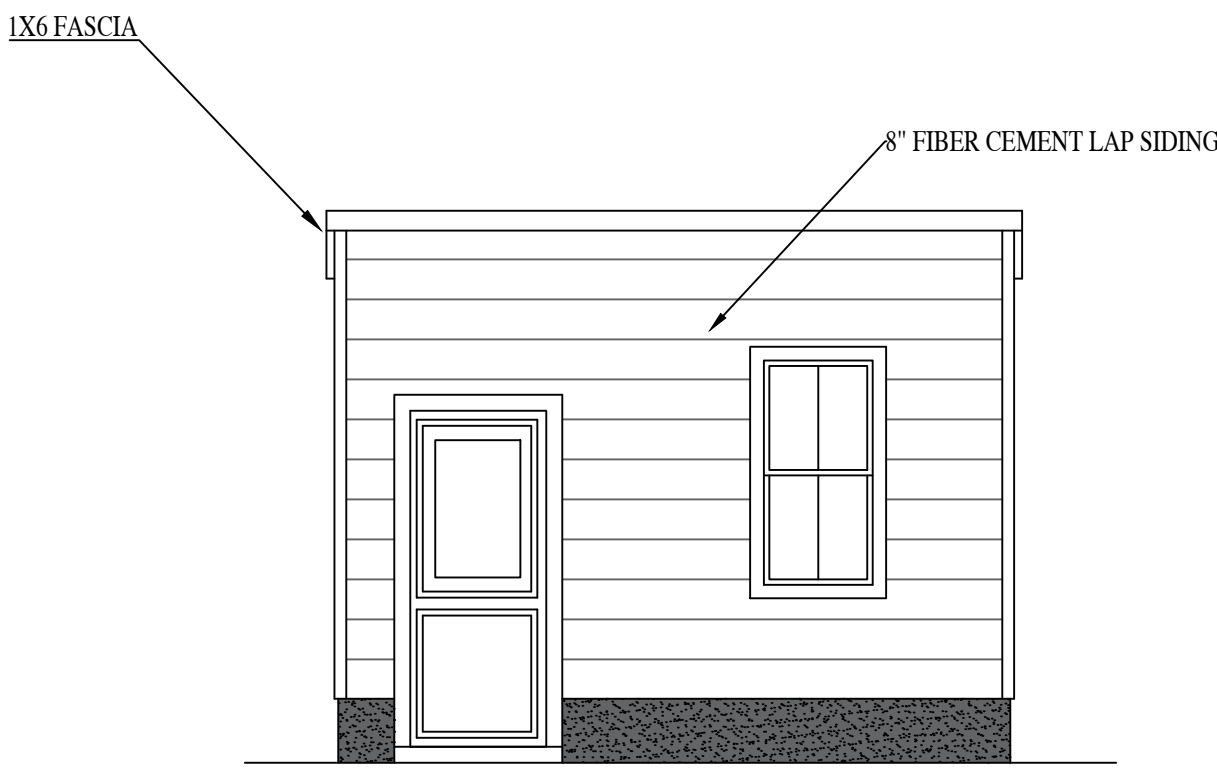
SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

901 & 911 N 36TH ST. GARAGE

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

REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

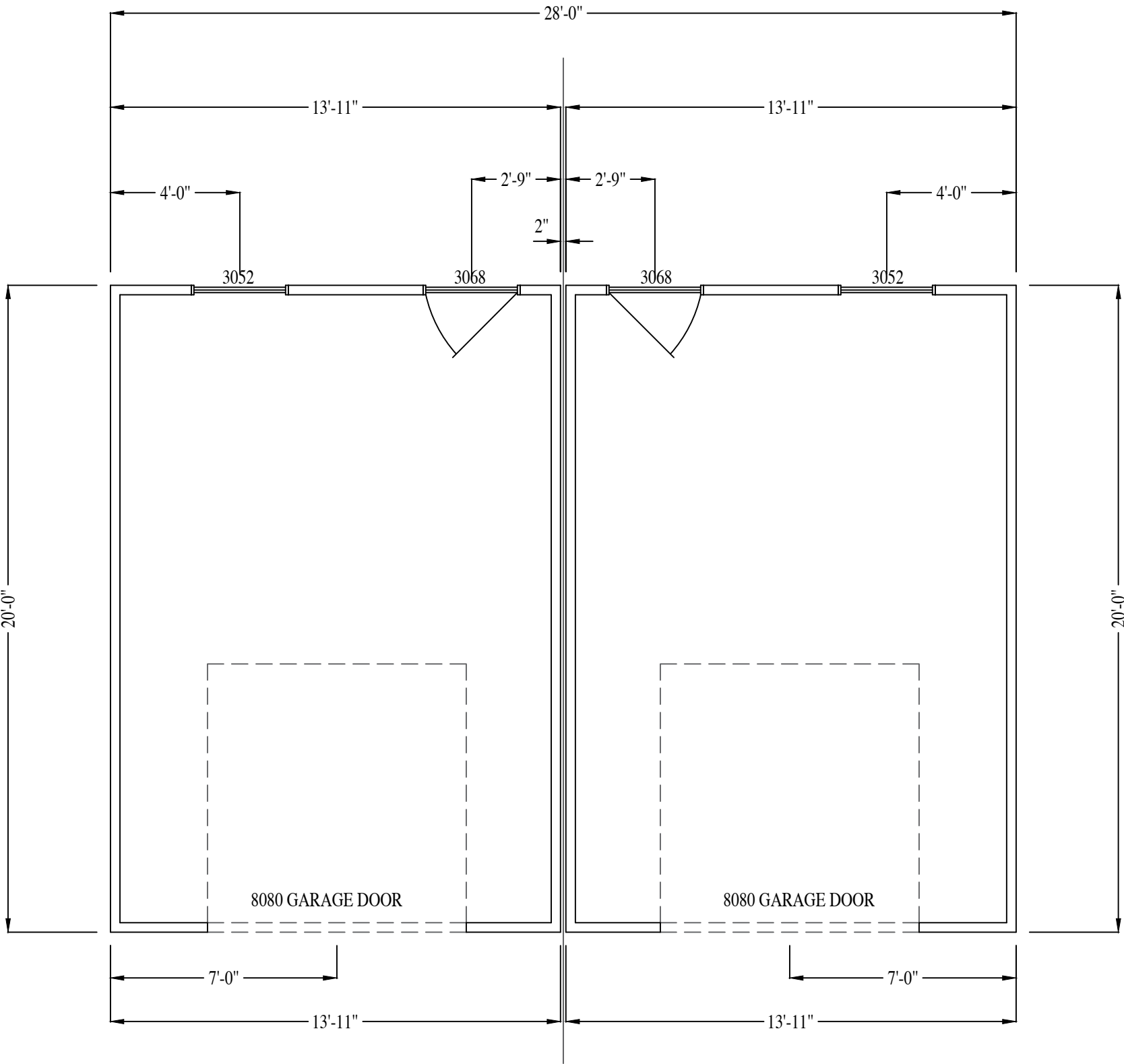
DATE:

1-24-2023

SHEET:

A5.1

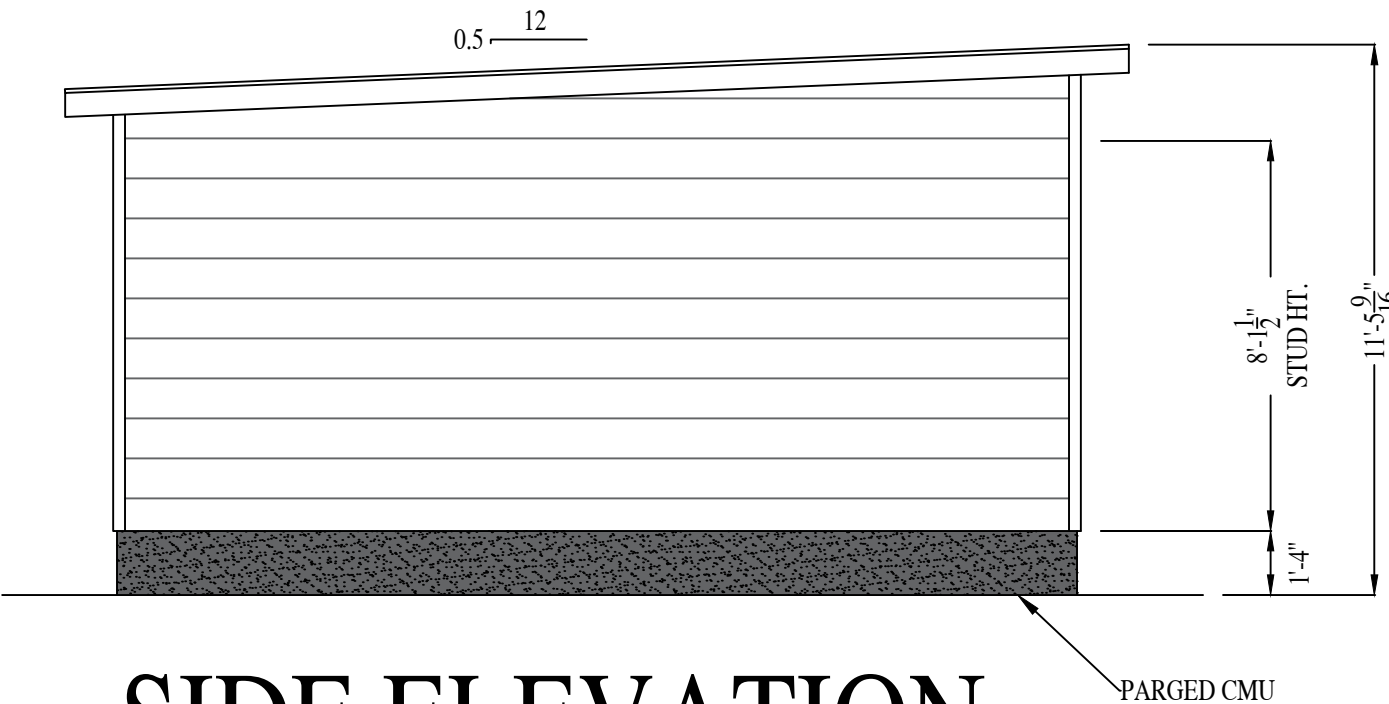




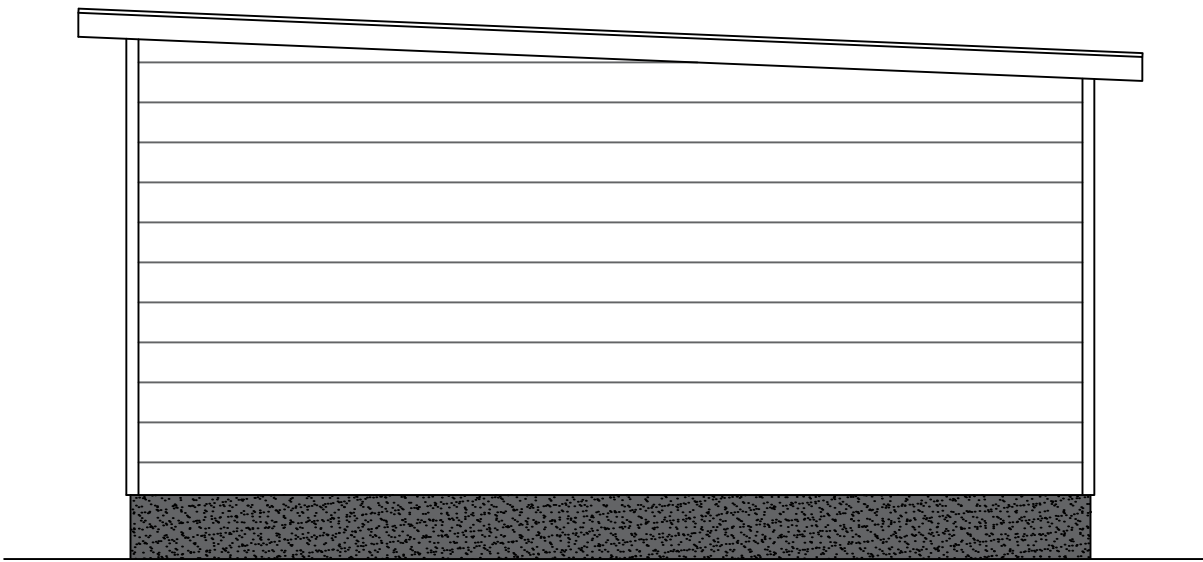
DETACHED GARAGE PLAN

ALLEY FACING

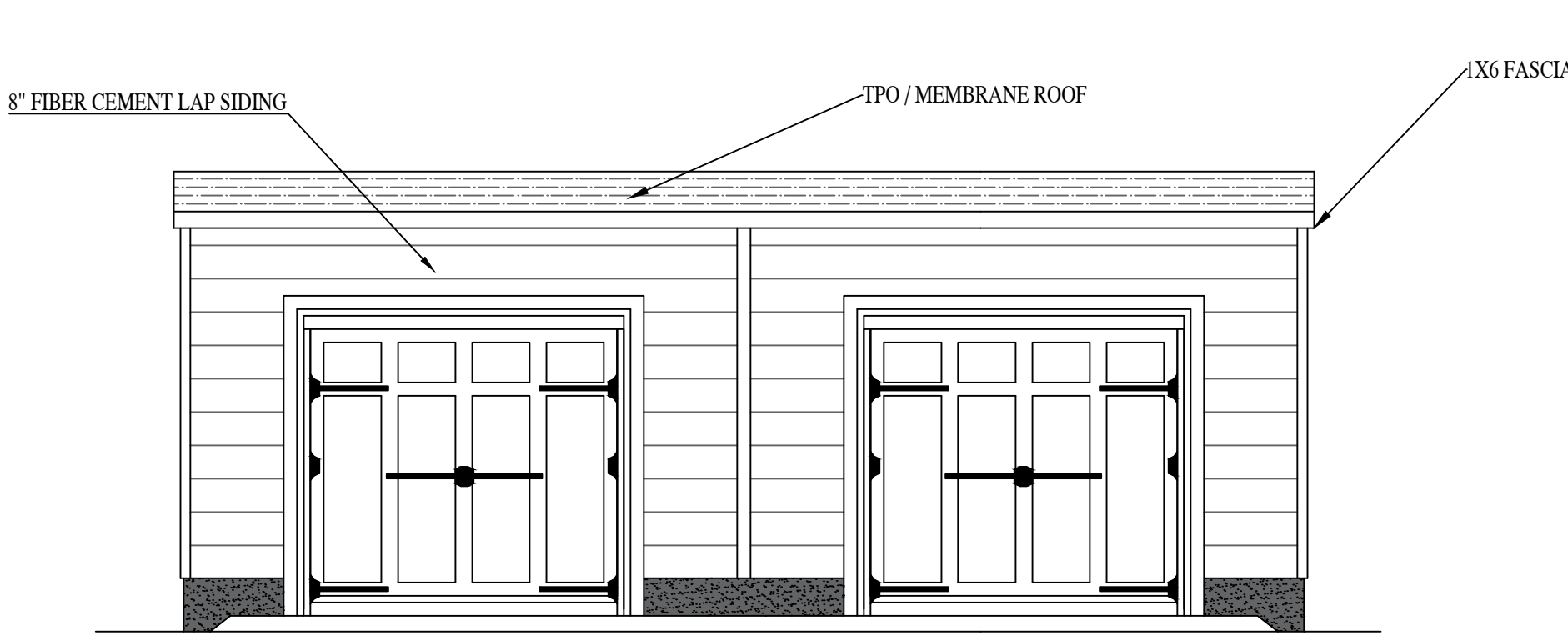
*Conceptual Garage elevations.
Optional garage may be 1-2 cars



SIDE ELEVATION



SIDE ELEVATION



ALLEY ELEVATION



REAR YARD ELEVATION

903/903.5-905/905.5-907/907.5
909/909.5 N 36TH ST. GARAGES

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REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

DATE:

1-24-2023

SHEET:

A5.2

