

**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: 1508 Belleville Street Date: _____
Tax Map #: N0001799006 Fee: 2400
Total area of affected site in acres: 0.79

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

Zoning

Current Zoning: B-7

Existing Use: storage/warehousing, office

Proposed Use

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

126 multifamily dwelling units
Existing Use: storage/warehousing, office

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer D. Mullen

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374

Fax: ()

Email: jrmullen@rothjackson.com

Property Owner: John Freeland Properties 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: 1504 Belleville Street

City: Richmond State: VA Zip Code: 23230

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)

Jennifer D. Mullen
Richmond Office
(804) 977-3374(direct)
jmullen@rothjackson.com

January 12, 2021

VIA HAND DELIVERY

Mr. Matthew Ebinger
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use Permit Request: 1508 Belleville Street, Tax Map No. N0001799006.

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a special use permit request (the "SUP") for the property known as 1508 Belleville Street, identified as Tax Parcel N000-1799/006 (the "Property"). The Property is located on the west side of Belleville Street between West Moore Street and West Leigh Street. The Property consists of a single lot of record containing 0.79 acres of land area that is improved by two (2) single-story buildings that total to be approximately 22,113 square feet according to records of the City Assessor. The SUP would facilitate the redevelopment of the Property with a six-story building containing 126 multi-family dwelling units and associated parking deck.

The Property is zoned B-7 Mixed-Use Business, which permits the proposed use as a matter of right. The B-7 district generally limits building height to five (5) stories. In special cases, where there are no buildings existing on an entire block at the time of development or where an entire block is to be developed under the same ownership or control pursuant to an overall development plan, a building height of six (6) stories is permitted. However, because there are buildings existing in the block and the proposal pertains to a stand-alone parcel within the block, the general height limit of five (5) stories is applicable. In addition, the B-7 district requires one parking space per dwelling unit. In the case of existing buildings this requirement is reduced by 50% to one space per two dwelling units. However, because new construction is contemplated the parking requirement of one space per dwelling unit applies.

The surrounding properties to the north, east, and south are also zoned B-7 Mixed-Use Business. Consistent with this zoning designation, these properties are occupied by a range of uses including industrial, multi-family dwellings, and commercial/retail uses. Properties to the west, across a CSX spur track that generally runs from northeast to southwest, are zoned M-1 Light Industrial. These properties are occupied by industrial uses/warehouses and a surface parking area.

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1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

The proposed dwelling units would be primarily configured on floors two through six, with the exception of three (3) ground-floor units fronting directly onto Belleville Street. On floors two through six, there would be twenty-four (24) to twenty-five (25) dwellings per floor. The units would be spacious, with modern layouts, and would be a mixture of studios, 1-bedroom, and 2-bedroom units. A courtyard amenity space would be available for the use of residents, and would be improved with hardscaping, landscaping, seating areas and trellis structures. Many of the units would also have their own private balcony areas.

A ground floor parking deck is also proposed that would include seventy (70) parking spaces. These parking spaces would be shielded from public view by the ground floor dwellings, lobby, and utility rooms. An additional six (6) on-street parking spaces are available along the frontage resulting in a total of seventy-six (76) parking spaces on the Property per applicable off-street parking regulations. Access to the parking deck would be from Belleville Street as no other street or alley is available for adequate access. It is worth noting that the proposed configuration would limit access to one drive so as to minimize potential vehicular conflict with pedestrians along Belleville Avenue.

The Richmond 300 and Pulse Corridor Plan recommends "Industrial Mixed-Use" for the Property. This land use category is described in the Pulse Corridor Plan as areas that are "traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses," (*Richmond 300*, p. 62 and *Pulse Corridor Plan*, p. XII). The recommended density for this land use designation is described as being three (3) to eight (8) stories. Typical principal uses include Industrial, multi-family residential, office, retail, and personal service. This request is consistent with the Pulse Corridor Plan recommendation. The Property was rezoned in 2017 to B-7 as part of a Pulse Corridor Plan-driven rezoning to ensure that consistency. The B-7 district contemplates the proposed use as being appropriate while the proposed height is within the range suggested by the Richmond 300 and Pulse Corridor Plan. The proposal would also support a number of transit-oriented design principles contained in the Richmond 300 and Pulse Corridor Plan. This would include, but not be limited to, creating a denser, more compact development pattern to add housing and create a more walkable and vibrant corridor and increasing access and ridership for the local transit network.

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 SUP will not impact the safety, health, morals and general welfare of the community involved. The development of this underutilized property as proposed, in conjunction with the high quality/benefits provided by the SUP, will provide positive impacts in terms of health, welfare, etc.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation will easily be handled by the existing road network. Off-street parking is proposed and in conjunction with the availability of public transit, will alleviate any potential impacts due to additional parking demand. As such, the SUP will not create 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.

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TYSONS CORNER

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- **Tend to overcrowding of land and cause an undue concentration of population.**
The proposed SUP will not tend to overcrowd the land or create an undue concentration of population. The request is consistent with the guidance offered by the Pulse Corridor Plan, and is therefore representative of the community's goal with regard to density along the Pulse corridor.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**
The proposed SUP 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 adversely affected.

Summary

This request represents an ideal urban infill development for this location. The request offers a development alternative that is consistent with the Pulse Corridor Plan land use recommendation and addresses a number of transit-oriented design principles contained in the plan. Finally, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality development than might be developed by right.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Jennifer D. Mullen, Esq.



February 25, 2021

VIA EMAIL

Mr. Jonathan Brown
Senior Planner, City of Richmond
900 East Broad Street, Room 511
Richmond, VA 23219

Jennifer D. Mullen, Esq.
Richmond Office
(804) 977-3374 (direct)
JMullen@rothjackson.com

Re: 1508-1512 Belleville Special Use Permit

Thank you for forwarding comments related to the Special Use Permit application for 1508-1512 Belleville Street. In response to the comments received, please find enclosed a revised plan set and the fire checklist. The plans are revised to address the zoning administration comments and utilities as follows:

Zoning:

1. Height – Sheets A-2.1 and 2.2 have been revised to increase the height to 10’.
2. Off-Street Parking – Sheet C-103 has been revised to reflect 70 spaces within the deck.
3. Building Façade Fenestration – Sheets A-2.1 and 2.2 have been revised to reflect the fenestration percentages.
4. Bicycle Parking – Sheet C-001 has been revised to identify the bicycle parking figures.
5. Signage – the project will comply with the underlying zoning regulations.

Utilities: Sheet C-103 has been updated to address both comments. The exact sizing and location will be determined at the time of building permit submittal.

Thank you in advance for your assistance. Should you have any questions after reviewing the request, please feel free to contact me at (804) 977-3374 or via e-mail at jmullen@rothjackson.com.

Sincerely,



Jennifer D. Mullen

Enclosure

Cc: Jason Guillot via email

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TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

April 28, 2021

VIA EMAIL

Mr. Jonathan Brown
Senior Planner, City of Richmond
900 East Broad Street, Room 511
Richmond, VA 23219

Jennifer D. Mullen, Esq.
Richmond Office
(804) 977-3374 (direct)
JMullen@rothjackson.com

Re: 1508-1512 Belleville Special Use Permit

Thank you for forwarding the second round of comments related to the Special Use Permit application for 1508-1512 Belleville Street. In response to the comments received, please find enclosed a revised plan set. The plans are revised to address the agency comments as follows:

1. Land Use Administration: Sheet C-001 has been updated to reflect the total number of short term and long term bicycle spaces. The scale has been calibrated. Please note the signage panels have been updated on the plans.
2. PW- Transportation and PW-ROW:
 - a. This is an existing City block abutting a railroad track, and a traffic analysis is not necessary for the components requested with this special use permit. Enclosed please find the ITE Trip Generation for the proposed development.
 - b. Any unused existing entrances will be removed and replaced to match what is adjacent.
 - c. A site civil plan set will be provided for the building permit set.
 - d. Plan sheet C-103 has been revised to relocate the entrance. The entrance longer uses the existing curb cut and has been moved away from the functional intersection of Belleville and W. Moore Street with the building reconfigured to accommodate the entrance.
3. DPU Water: Existing hydrants are shown on the plans. Additional hydrants will be shown on the building permit set.
4. Building Plan Review: The parking garage will comply with the requirements noted on the comment letter and shown in the building permit set.

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P: 804-441-8440 F: 804-441-8438

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P: 703-485-3535 F: 703-485-3525

Thank you in advance for your assistance. Should you have any questions after reviewing the request, please feel free to contact me at (804) 977-3374 or via e-mail at jmullen@rothjackson.com.

Sincerely,



Jennifer D. Mullen

Enclosure

Cc: Jason Guillot via email





FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project? **REMOVAL OF EXISTING BUILDINGS AND NEW CONSTRUCTION IN ITS PLACE**
2. What is the height of the building(s)? How many stories? **SIX STORIES ~ 80' TALL**
3. Is there an accessory parking garage or parking garage levels? **PARKING ON THE GROUND FLOOR WITH RESIDENTIAL UNITS ABOVE**
4. Are any levels below street level or below grade? **NO**

Building Occupant Egress

5. Provide locations of roof access points on the plans. **TO BE PROVIDED WITH BUILDING PERMIT**
6. If there is a basement or floors below street level, provide locations for egress on the plans. **NOT APPLICABLE**
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number. **TO BE PROVIDED WITH BUILDING PERMIT**
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued. **NOT APPLICABLE**

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans. **SEE #9**
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**
12. Fire pump(s). Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**
14. Sprinkler shut off valve. Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans. **TO BE PROVIDED ON BUILDING PERMIT PLANS**

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans. **THERE IS A FIRE HYDRANT DIRECTLY ADJACENT TO THE SITE AND SEVERAL ALONG BELLEVILLE STREET. HYDRANT FLOW TEST SHOW THE 6" LINE IN BELLEVILLE STREET CAN GENERATE 6000 GPM AT 20 PSI**
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code. **A DEDICATED HYDRANT WILL BE PROVIDED ON PERMIT PLANS**
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system. **NOTED, WILL BE PROVIDED ON PERMIT PLANS**
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet. **NOTED.**

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features. **THE SITE WHICH FRONTS ON BELLEVILLE STREET MAY BE ACCESSED VIA MOORE AND LEIGH STREET**
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs. **SEE 22**
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required. **NOTED, THE SITE IS SERVED BY CITY OF RICHMOND PUBLIC STREETS**
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside. **NOTED**
24. New construction projects may require *access to all sides of the building* for emergency vehicles. **DUE TO THE PROPERTIES ON THE WEST SIDE OF BELLEVILLE STREET BACKING UP TO THE CSX RIGHT OF WAY, ACCESS IS ONLY AVAILABLE ON BELLEVILLE STREET. THIS CONDITION IS IN PLACE FOR THE EXISTING PROPERTIES AT 1504 AND 1600 ON EITHER SIDE OF THE SUBJECT PROPERTY**

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office. **NONE**
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.? **NONE**
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office. **NONE**