



Application for **REZONING/CONDITIONAL REZONING**

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/>

Project Name/Location

Project Name: 1207 SCHOOL ST. Date: 9/12/16

Property Address: 1207 SCHOOL ST. Tax Map #: N0000475020 + T
N0000475022

Fee: \$1900 Total area of affected site in acres: 4.95
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-2

Existing Use: SCRAP METAL RECYCLING

Is this property subject to any previous land use cases?
 Yes No

If Yes, please list the Ordinance Number:

Proposed Zoning/Conditional Zoning

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

REDEVELOPMENT AS A MULTIFAMILY

RESIDENTIAL PROJECT WITH TWO

4-STORY BUILDINGS AND NO MORE THAN
200 UNITS

Applicant/Contact Person: ANDREW BASHAM

Company: SPY ROCK DEVELOPMENT

Mailing Address: 1310 ROSENLEATH RD. SUITE 200

City: RICHMOND State: VA Zip Code: 23230

Telephone: (804) 209-9618 Fax: ()

Email: Andrew@spy-rock.com

Property Owner: 1207 SCHOOL ST, LLC

If Business Entity, name and title of authorized signee: [Signature]

(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: 204 RIVERS BEND BLVD SUITE A

City: CHESTERFIELD State: VA Zip Code: 23836

Telephone: (804) 641-1833 Fax: ()

Email: bburnette@jamesivnerexteriors.com

Property Owner Signature: [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.**)

September 12, 2016

VIA HAND DELIVERY AND E-MAIL

City of Richmond Department of Planning and Development Review
Land Use Administration Division
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219
Attn: Ms. Lory Markham

Re: Conditional Rezoning Application of 1207 School Street, being comprised of Tax Parcel Nos. N0000475022 and N0000475020 (together, the “Property”)

Dear Ms. Markham:

Spy Rock Development (the “Applicant”), submits this application on behalf of 1207 School St, LLC which owns the captioned Property located in the City of Richmond (the “City”). We submit the enclosed materials referenced on Exhibit A (collectively, the “Application”) for the conditional rezoning of the Property as authorized pursuant to Section 30-1170.1 *et seq.* of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Current Use

The Application proposes the conditional rezoning of the Property from its present zoning designation of Heavy Industrial (M-2) to Mixed Use Business District (B-7). The Property is presently used as a scrap metal recycling facility. The Property is approximately 4.95 acres, more or less, and is bounded by the following: (i) to the north: by a parcel comprised of industrial uses fronting on School Street (split-zoned M-2 and M-1), (ii) to the east: by two parcels comprised of an office building and a restaurant, each with frontage along Brook Road (all zoned M-1), (iii) to the south: by Sledd Street, and (iv) to the west: by Interstate I-95. The property is highly visible from vehicles traveling northbound on I-95.

Proposed Use

The Applicant proposes the redevelopment of the Property as a multifamily residential project comprised of two (2) buildings not greater than four (4) stories in height with not greater than 200 units in total, together with related amenities, as generally illustrated on the enclosed Conceptual Plan and Illustrative Elevations. Access will be via School Street and Sledd Street. Off-street parking will be supplied on the Property per the requirements of Sec. 30-710.1 *et seq.* of the Code.

Conformance with Master Plan

The Property is located within the portion of the City that is subject to the VUU/Chamberlayne Neighborhood Plan, as adopted by City Council on November 16, 2015 (the “Neighborhood Plan”). The Neighborhood Plan is a component of the Richmond Master Plan, adopted by City Council in 2001, which “sets the policy direction for development in the city.” The Neighborhood Plan includes an exhibit labeled “Proposed Land Use Plan”, which designates the Property as being within a neighborhood sub-area labeled “Industrial Innovation District.” Notably,

the Proposed Land Use Plan designates the Property as being rezoned to B-7, which is the zoning district designation proposed by the Application. The B-7 district regulations would allow the proposed use described in the Application as a matter of right, subject to the proffered conditions enclosed in the Application. Accordingly, approval by City Council of the proposed rezoning would implement the proposed land use designation described in the Neighborhood Plan.

Conclusion

The proposed rezoning would allow significant new investment in a portion of the City that is poised for redevelopment, as evidenced by City Council's recent approval of the Neighborhood Plan. The proposed use is consistent with the character of the surrounding properties and will conserve the value of land, buildings and structures, while encouraging the most appropriate use of the subject Property, as required by Section 17.12 of the Charter of the City.

Thank you for your consideration of this matter. Please contact us if you have any questions or require additional materials.

Sincerely,



Andrew Basham

Enclosures

cc: Brian Burnette, Junior Burr: 1207 School St., LLC