

APPLICANT'S REPORT

SPECIAL USE PERMIT REQUEST

1505 W. Main Street (W0000604013) (.129 ac.)

**Submitted, November 10, 2020,
by Applicant,**

**1520 W Main Street, LLC
By: John A. Conrad, Managing Member
1520 W. Main Street, Suite 204
Richmond, VA 23220**

INTRODUCTION

Applicant applies for a special use permit ("SUP"), for 1505 W. Main Street ("the Property"), in order to use this Properties for any use permitted in UB Zoning Ordinance Sec. 30-433.1 et seq., and/or upon the special uses and conditions set forth herein.

DESCRIPTION OF CONFIGURATIONS AND OWNERSHIP OF PROPERTIES

This Property is currently carried in the City's records as TMP No. W0000604013. See Exhibit A (1-4).

In terms of physical configurations, the parcel known as 1505 W. Main Street actually consists of two lots, 1505 & 1507 W. Main St. For more information about the current physical configurations of lot 1505 see the most current surveys attached as Exhibits C (2).

Stonewall Jackson, LLC has owned this Property since 2005. However, its name has been changed to 1520 W Main Street, LLC. Thus, all three of these Properties are currently owned 1520 W Main Street, LLC and this LLC continues to be owned by John and Kathy Conrad.

MASTER PLAN DESIGNATION OF USES & EXISTING ZONING AND USES

The Master Plan designates this Property for "Community Commercial" use. The proposed improvements for this Property is consistent with this designation of the Master Plan. This Properties is currently zoned UB which allows all of the uses proposed by Applicants.

For more than forty years 1505 W. Main has been used as seventeen parking spaces.

SPECIAL TERMS & CONDITIONS OF SUP APPLICATION

Applicant applies for special use permit ("the SUPs") for 1505 W. Main Street in order to permit these Properties to be used pursuant to the following special uses, and/or conditions:

- (1) The City of Richmond's UB Zoning Ordinance Sec. 30-433.8, stating that no building or structure shall exceed twenty-eight feet in height, is waived in order to permit the construction, occupancy, and use of the proposed buildings located at 1505 W. Main St. at approximately thirty-six (36) feet, plus or minus, above finished grade, as set forth in the architectural plans attached as Exhibit D.
- (2) The City of Richmond's UB Zoning Ordinance Sec. 30-433.2 (2-5, 7-11, 12, 13, 16-20, 22, & 25), stating the permissible principal and accessory retail, commercial, office, and residential uses in the UB Zoning, permits on the first and second floors of 1505 W. Main St., retail, office, commercial, or residential uses

and residential uses on the third floor, as set forth in the architectural plans, Sheets A-2 and A-3 attached in Exhibit D, or, alternatively, on the same first and second floors, retail, office, or commercial uses, and residential uses on the third floor, as set forth in the architectural plans Sheets, A-2 Alternative and A-3 Alternative, attached as Exhibit D.

- (3) No uses or conditions granted by the City as a part of this special use permit shall prohibit any other uses of the Properties not set forth in Exhibit D that are permitted pursuant to the provisions of the UB Zoning Ordinance so long as those uses are also permitted pursuant to all requirements of all codes and regulations of the City of Richmond.

1505 W. Main St.

This building is 7,455 SF. As set forth in the architectural plans attached as Exhibit D this building will be used for uses permitted under the current UB zoning, including those set forth in Exhibit D and the Conditions hereof. Five to seven parking spaces are required, depending on whether the first and second floor space designated as residential use is actually used for residential or retail, office, or commercial use, and seven parking spaces are provided.

FINDINGS OF FACT

The proposed improvements to 1505 W. Main St. have been designed with careful consideration for the provisions of Section 30-433.1 et seq. of the City of Richmond UB Zoning Code.

The proposed uses of these plans are compatible with the surrounding area and appropriate uses for this site. There are significant improvements to the health, safety, and quality of life of the neighboring properties with the addition of high quality residential units, small retail shops, and professional offices planned at 1505 W. Main St.

The intent of this request is to create high-quality improvements which address the objectives of the Master Plan. The requirements for approval of these SUP's are clearly met. This Application for special use permits will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.** The development of the underutilized portion of the Property 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 traffic generation for

one additional single-family dwelling will be negligible. 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.
- **Tend to overcrowd land and cause an undue concentration of population.** The two dwellings are less dense than might otherwise be permitted in the R-63 zoning. For instance, multi-family dwellings are permitted on lots of 4,000 square feet provided that 1,000 square feet of lot area is provided per unit. That would suggest a density twice what is proposed might be achieved on a similar sized lot. Those same R-63 regulations are designed with the zoning purpose in mind including preventing the overcrowding of land.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvement.** The SUP amendment 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. Applicable yard requirements would be met by the proposed dwelling and are compatible with the historic development pattern in the area.

SUMMARY

The Applicant request approval of this SUP Application. This Applications represents an ideal urban infill development for this Property and the neighborhood. Approval of this SUP assures the construction of very attractive improvements which will contribute significantly to the overall vibrancy of the block and neighborhood through the provision of an appropriate uses that are not only consistent with the City's Master Plan and historic and architectural regulations, but also represent significant improvements to these Properties and the surrounding neighborhood.

November 10, 2020

Respectfully Submitted,

1520 W Main Street, LLC

By: _____

John A. Conrad

Managing Member

1520 W. Main Street

Richmond, VA 23220

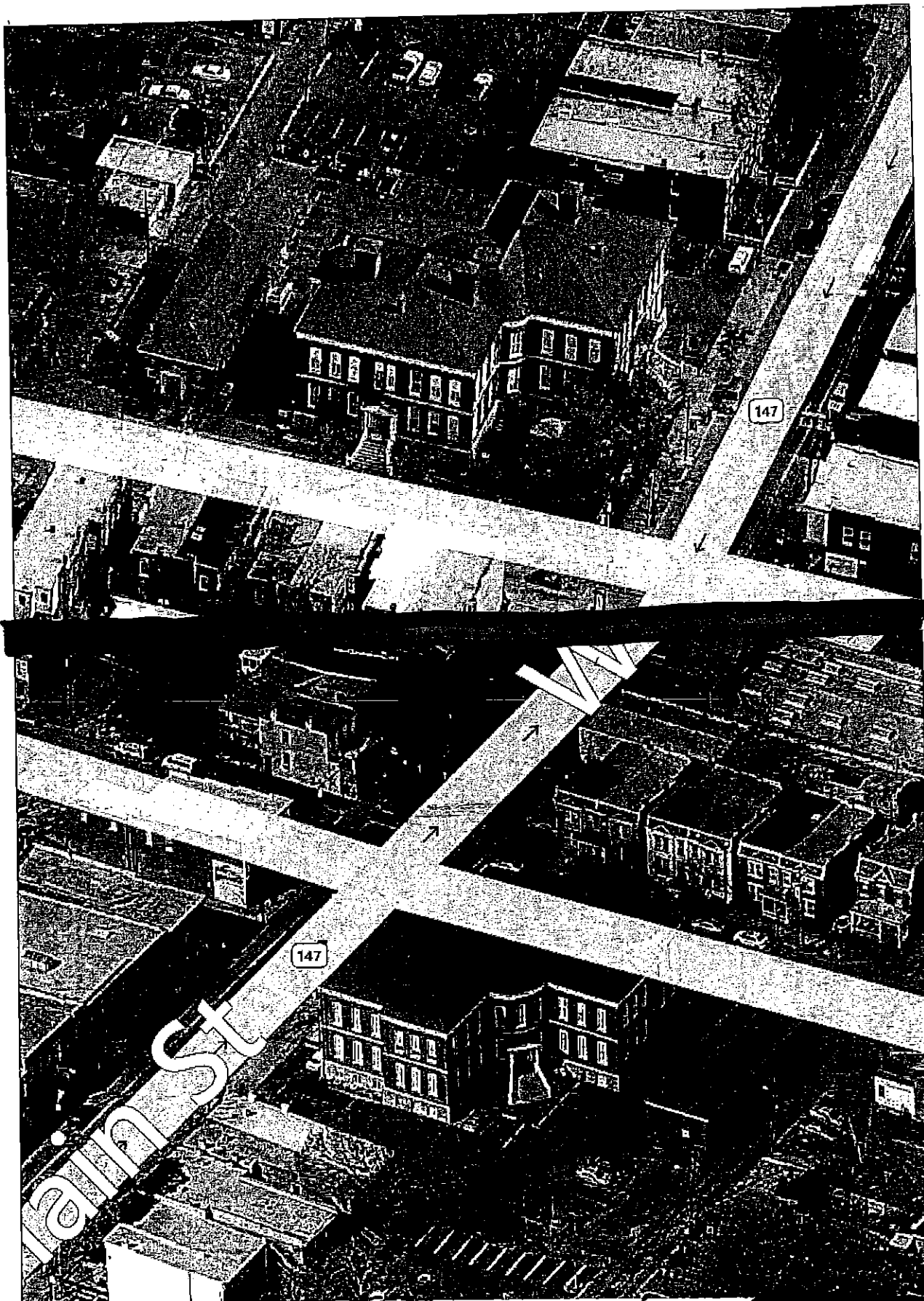


EXHIBIT
A(1)

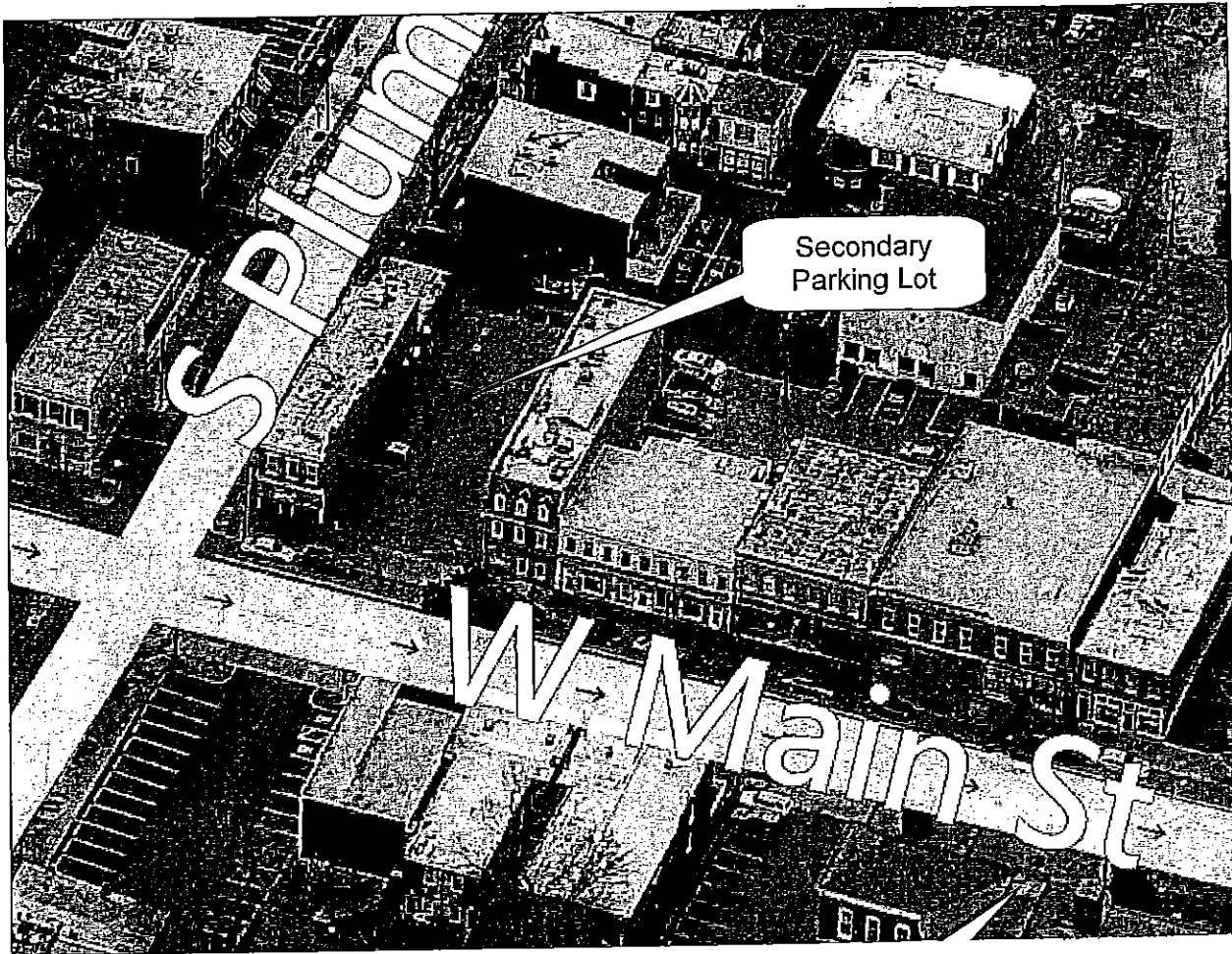
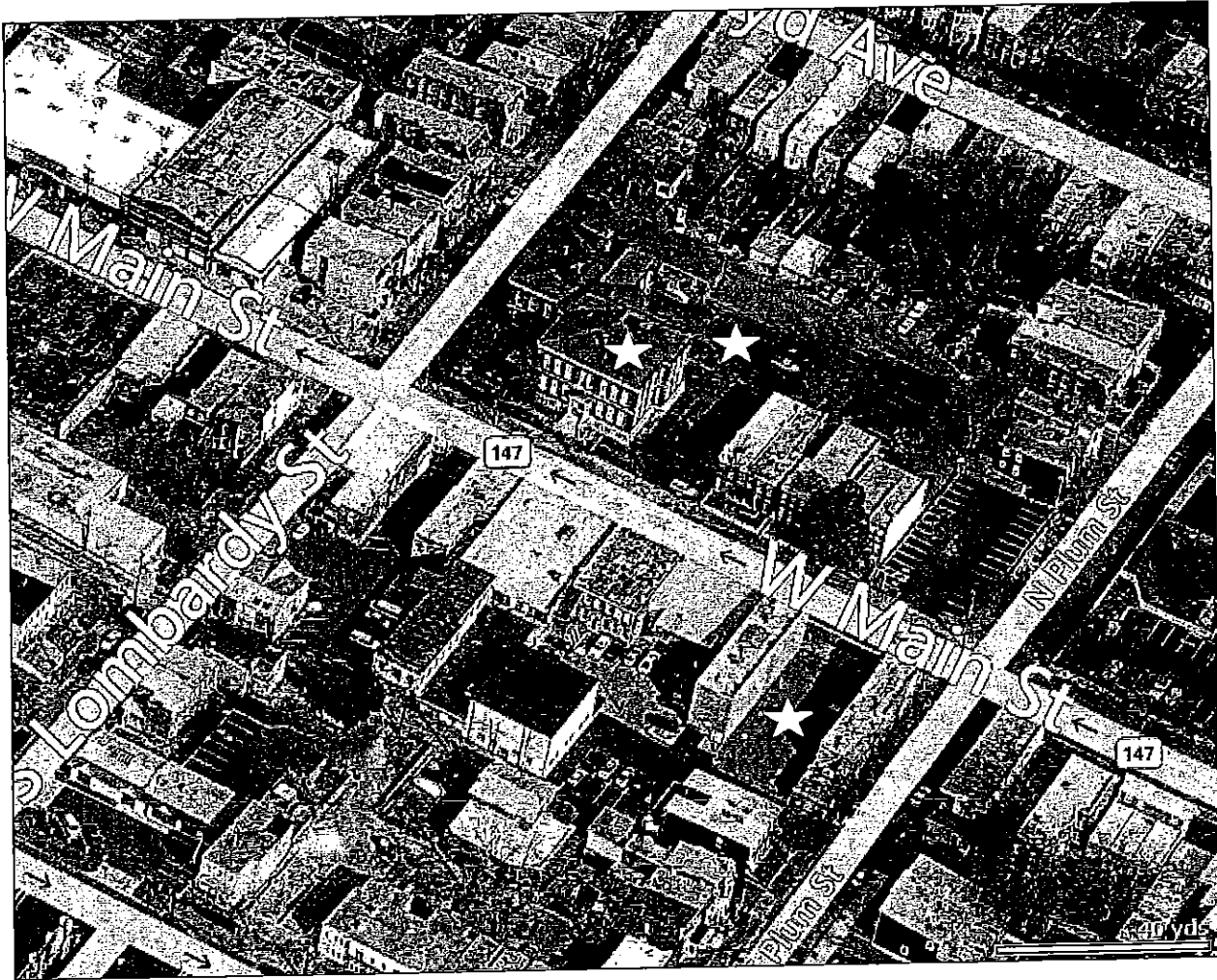


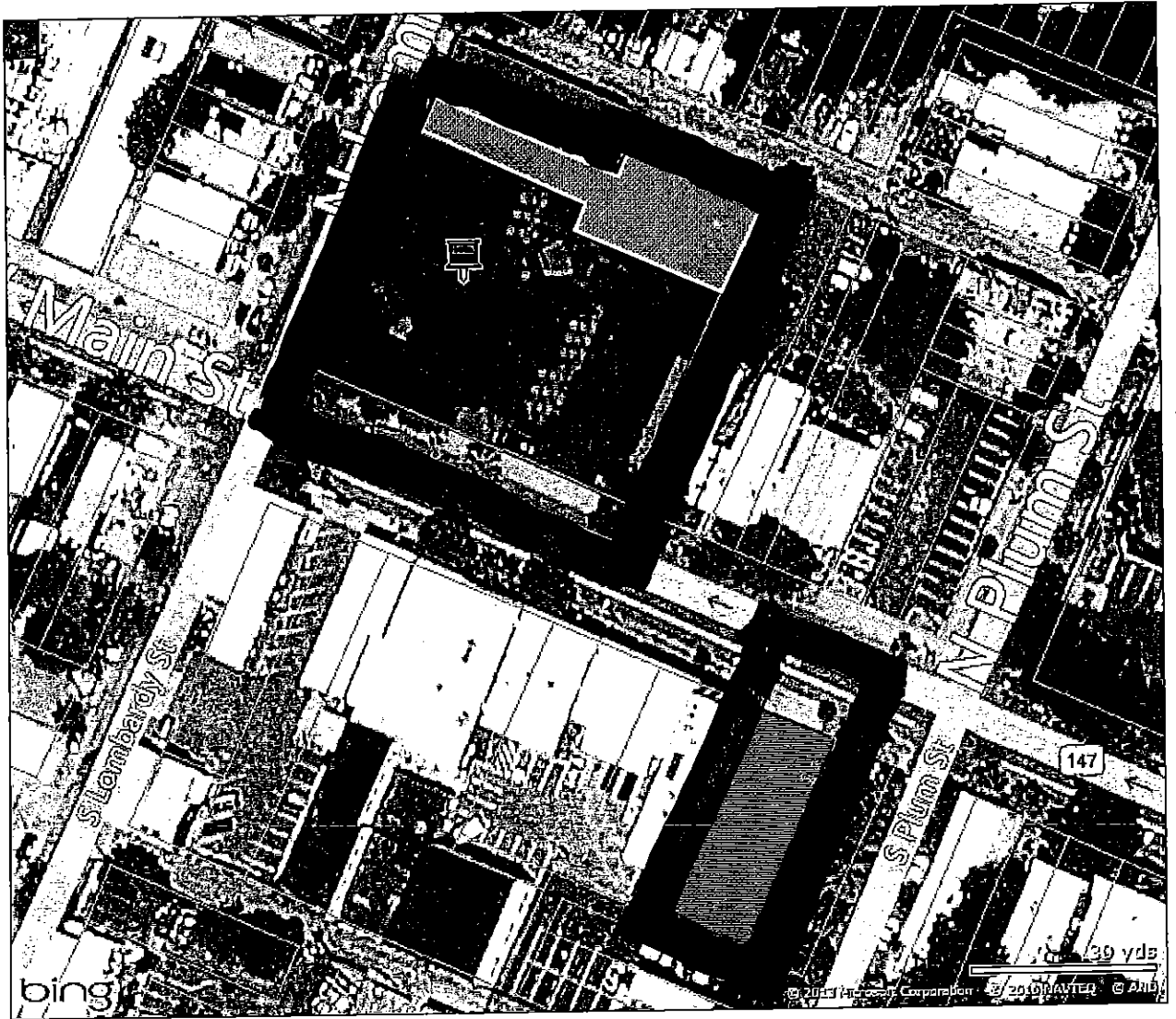
EXHIBIT
A(2)

Bird's Eye View

Stars have been placed on the subject parcels to identify them.



Parcel Map



- The corner parcel is the office property. 1520 W. Main Street W0000607037
 - The parcel is the adjoining parking lot. 1 N. Lombardy Street W0000607036
 - The parcel is the independent parking lot. 1505 W. Main Street W0000604013
- } combine

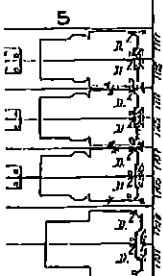
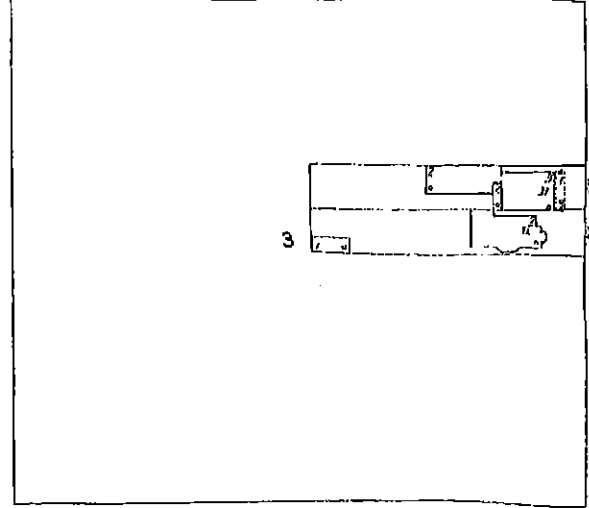
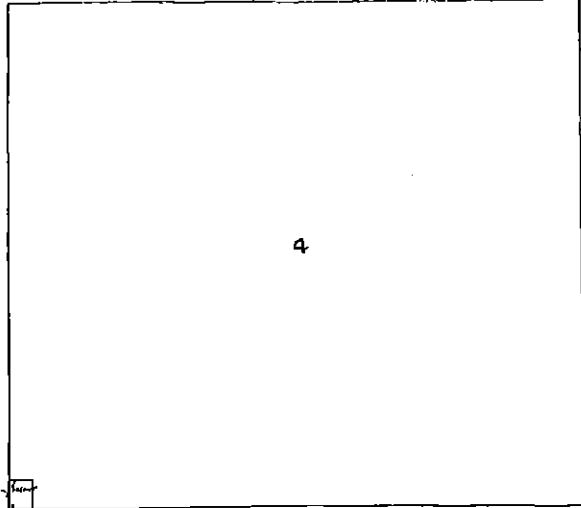


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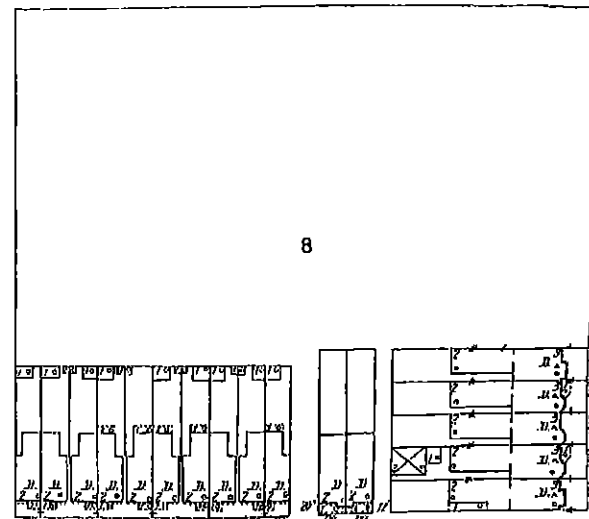
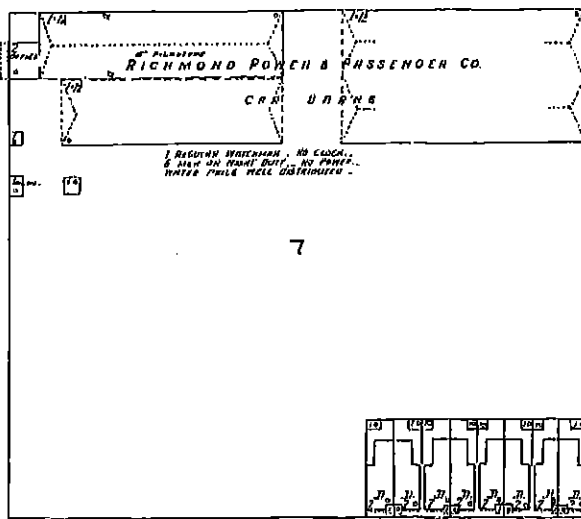
S. WALNUT ST

N. WALNUT



S. VINE

N. VINE



KELIM HOSPITAL

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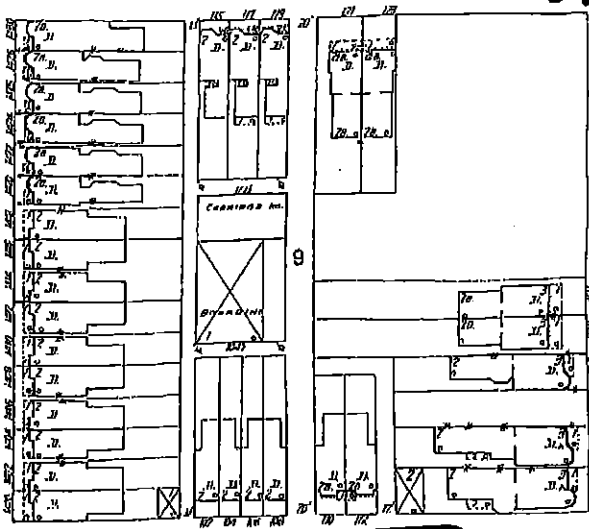
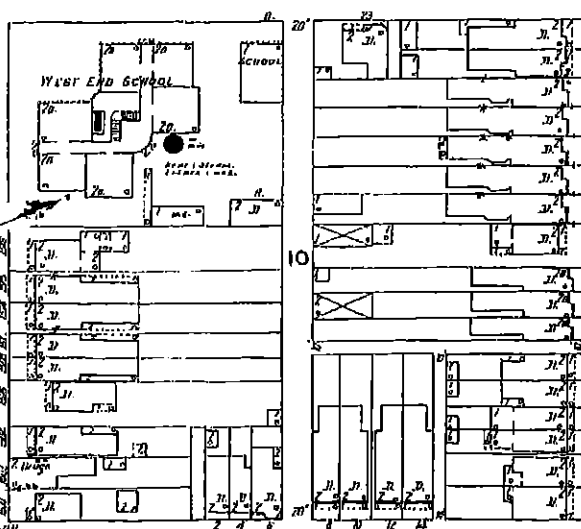
W. MAIN

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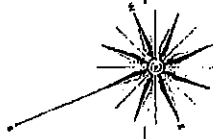
GROVE AV.

S. LOMBARDY

N. LOMBARDY



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Scale of Feet

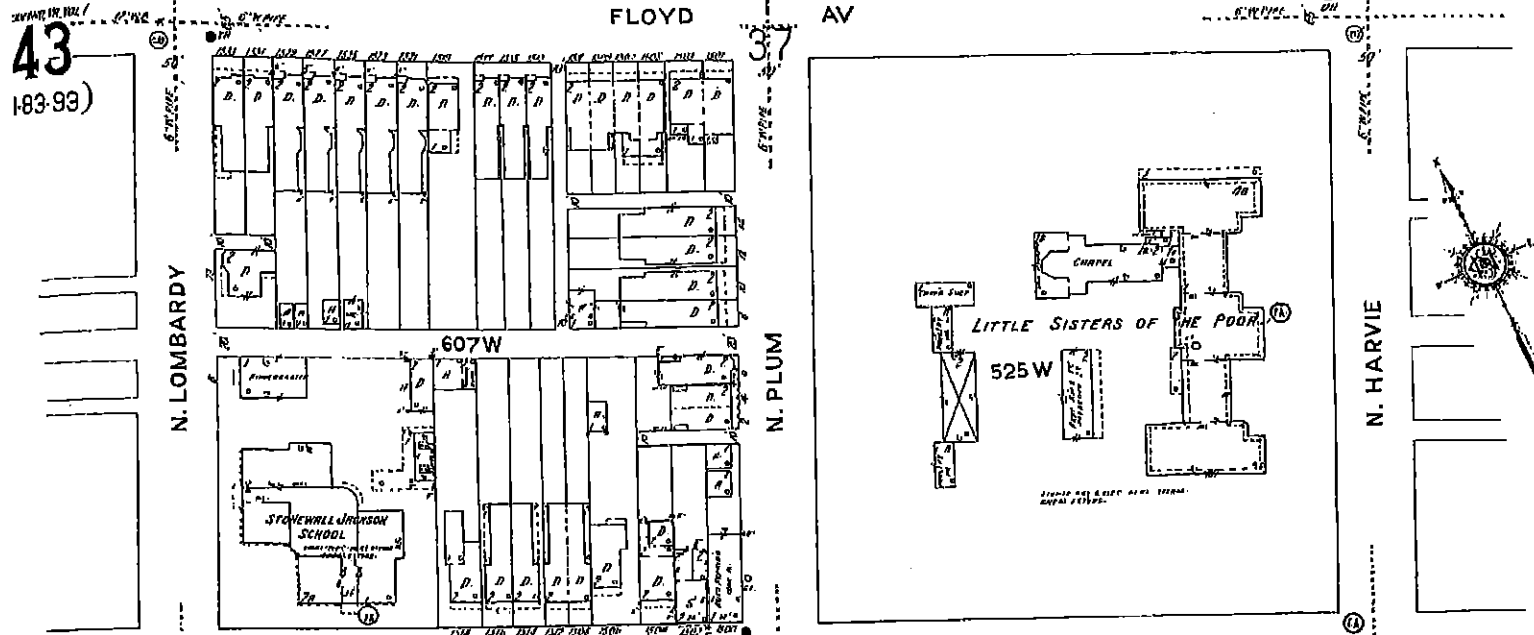
N. PLUM

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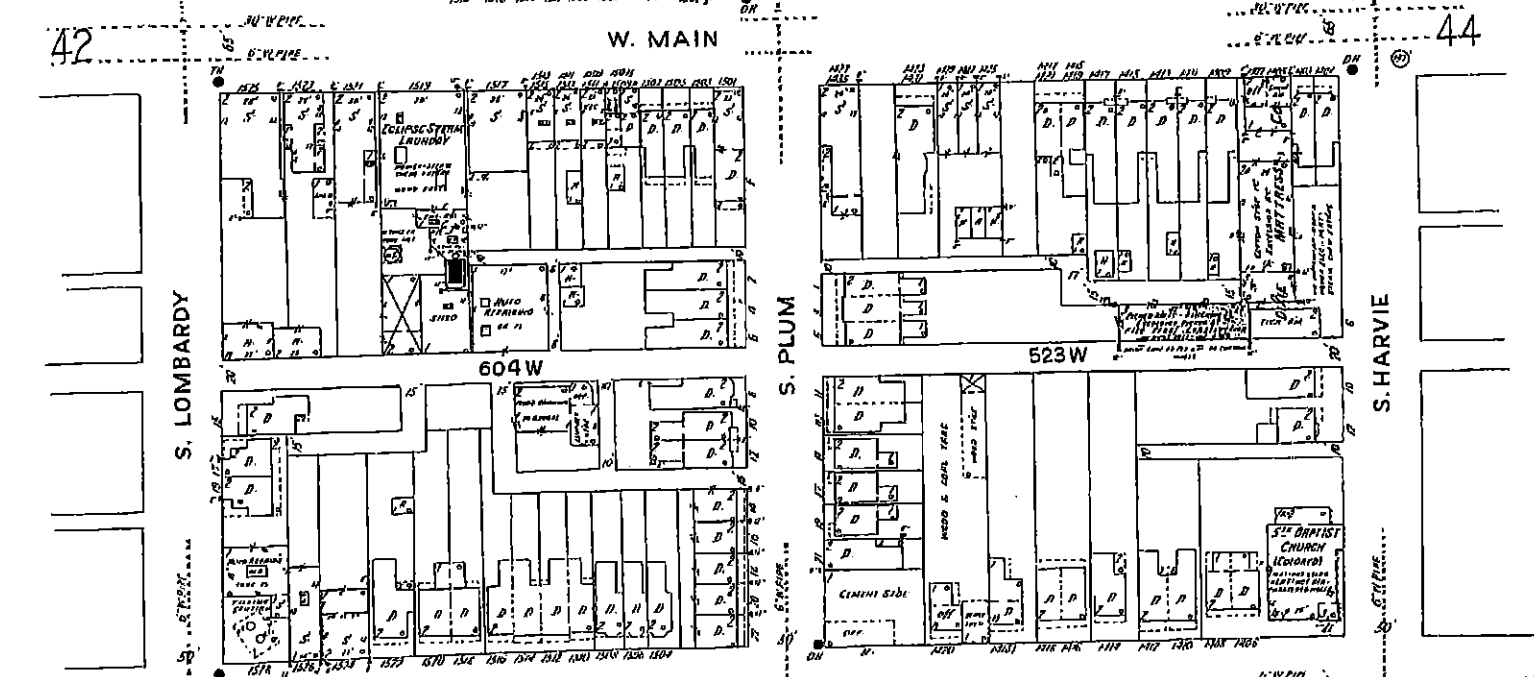


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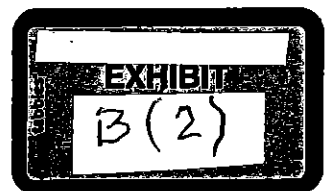


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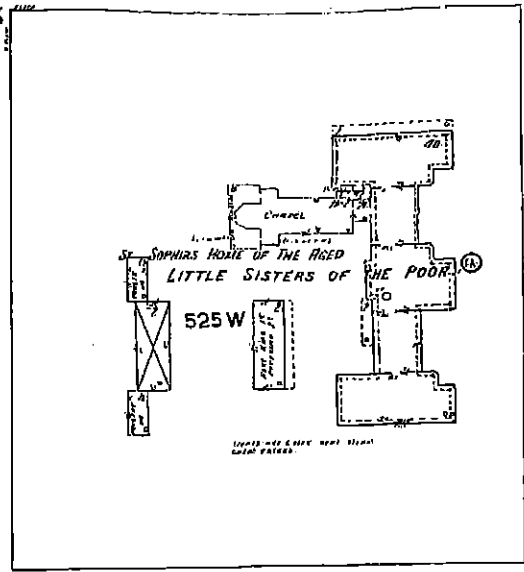
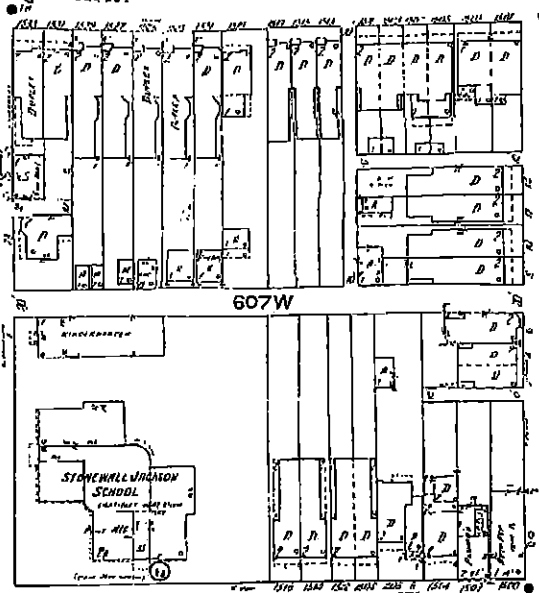
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FLOYD AV

N. LOMBARDY

N. PLUM

N. HARVIE

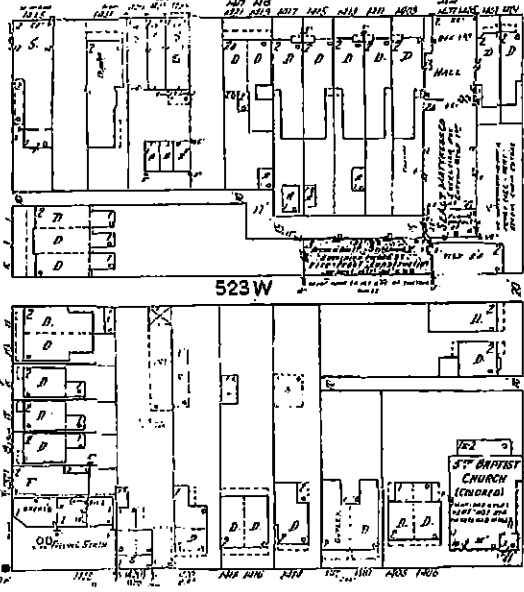
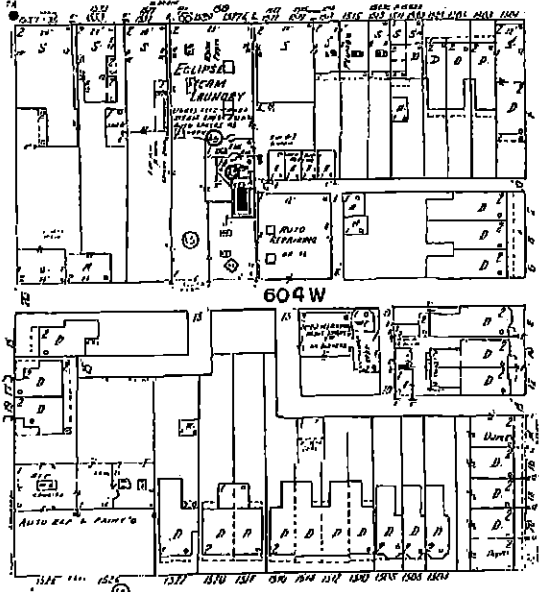


W. MAIN

S. LOMBARDY

S. PLUM

S. HARVIE



W. CARY

