



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

Project Name: Scott's View Date: 6/27/2016

Property Address: 1400 Roseneath Road Tax Map #: NOOO-1786/004

Fee: \$2,400.00 Total area of affected site in acres: 2.541
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: outdoor equip. storage

Is this property subject to any previous land use cases?

- Yes** **No**
- If Yes, please list the Ordinance Number:
- _____
- _____

Proposed Use

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

+/- 320 apartments w/parking garage and optional 2 story commercial floor.

Applicant/Contact Person: H.L. Salomonsky

Company: Historic Housing LLC

Mailing Address: 1553 East Main St.

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 237 8247 Fax: (804) 782 6810

Email: hlsalomonsky@swa-co.com

Property Owner: Asphalt Plant LLC

If Business Entity, name and title of authorized signee: member of member

(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: 1553 East Main Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 237 8247 Fax: (804) 782 6810

Email: hlsalomonsky@swa-co.com

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)

SPECIAL USE PERMIT APPLICANT'S REPORT

DATE: June 27, 2016, 2016

PROJECT NUMBER: 009

SCOTT'S VIEW

1400 ROSENEATH ROAD
RICHMOND, VA

SWA ARCHITECTS-VA, INC.

1553 MAIN STREET
RICHMOND, VA 23219

To: Department of Planning and Development

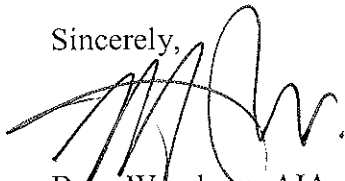
The property is located in the M-1, Light Industrial Zoning District, per City of Richmond zoning map. The project site is bounded by Roseneath Road to the east, Belleville Street to the west, and West Clay Street to the south. The site will have two new six-story (plus an optional loft floor) buildings with approximately 320 apartments. A two level parking garage will primarily serve the apartment tenants plus the commercial space fronting Clay Street. The parking deck will provide approximately 450 spaces. The commercial space is two stories. We are reserving the right to add apartments to the second floor if the commercial space does not rent for offices.

This Special Use Permit Application is to allow two apartment buildings on the property with a recreation space and pool. The multi-family housing component of this project is compatible with the diverse and mixed-use character of the Scott's Addition neighborhood. The site is currently under-utilized and this project will revitalize this block of the neighborhood by bringing more foot-traffic and improvements. Below are additional points in support of this project.

1. The proposed parking along West Clay Street will slow the traffic coming from the off-ramp of I-195.
2. Proposed vehicular entrances are located away from intersections to avoid traffic congestion.
3. Additional foot traffic will create a safer environment to this under-utilized section of Scott's Addition. The additional population from this project is unlikely create overcrowding. And the mixed use nature of the project will create foot traffic during the day and evening in the neighborhood.

4. Improvements such as new sidewalks, street lighting and new vegetation will create a safer and more pleasant urban environment and will not be detrimental to the safety, health, morals and general welfare of the community.
5. The large windows in the apartments and new commercial building will provide a safer neighborhood, populating the sidewalks and putting more “eyes on the street”.
6. The additional introduced commercial (hopefully including a grocery) will provide much needed amenities to Scott’s Addition’s growing number of residents.
7. The developer will work with the city to create a project that does not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Beau Woodrum', written over a horizontal line.

Beau Woodrum, AIA
SWA Architects-VA, Inc.