



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: Michael & Son Services Tower Date: May 24, 2016

Property Address: 1407 Cummings Drive Tax Map #: N0001304004

Fee: \$2,400.00 Total area of affected site in acres: 9.2 +/- acres
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1 Light Industrial

Proposed Use

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

Existing Use: Multi Warehouse, Distrib, Office

Is this property subject to any previous land use cases?

Accessory Residential in M-1

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

Applicant/Contact Person: Basim Mansour c/o William J. Pantele, Esq.

Company: Law Office of William J. Pantele

Mailing Address: 4908 Monument Avenue, Suite 200

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 726-5000 Fax: ()

Email: bill@pantelelaw.com

Property Owner: Filucci LLC

If Business Entity, name and title of authorized signee: Basim Mansour, Manager

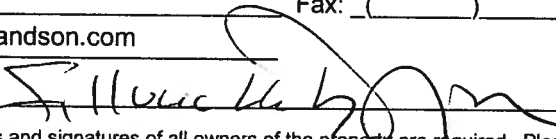
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 5740 General Washington Dr.

City: Alexandria State: VA Zip Code: 22312

Telephone: (703) 658-1140 Fax: ()

Email: basim.mansour@michaelandson.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)

Applicant's Report

Subject Property: 1407 Cummings Drive

Tax Map Reference No: N0001304004

To:

City of Richmond
Department of Planning and Development Review
900 East Broad Street
Richmond, Virginia 23219

Submitted By:

Filucci LLC
5740 General Washington Dr.
Alexandria, Virginia 22312

I. Introduction

The applicant seeks a Special Use Permit to permit the development of forty (40) residential units (74 beds) as an accessory use to other principal permitted uses (M-1) in a six (6) story existing building attached to its main warehouse structure. Residential is not permitted in M-1, resulting in the need for a special use permit.

II. Site

The subject property, 1407 Cummings Drive, Richmond, Virginia, is the former A. H. Robins/Wyeth Laboratories manufacturing facility and comprises approximately 273,000 square feet on 9.2 acres. The six story tower contains approximately 20,000 of the total and fronts on Cummings Drive.

The subject property is zoned M-1. Interstate 64 runs along the eastern boundary of the property, and warehouse and similar uses are adjacent to the remaining three sides of the property. FeedMore's food bank and supporting uses are across Rhoadmiller Street to the south, and Diversity Richmond's office/warehouse is across Cummings Drive to the north.

III. The Company and Vision

The applicant owns the subject property for Michael and Son Services, Inc. (the "Company"). Founded in 1976, the Company has experienced significant growth

from a small Alexandria-based electrical services company to one of the fastest growing services company in the east coast of the United States. The Company is headquartered in Alexandria, Virginia with offices in Richmond, Norfolk, Baltimore, Charlottesville, Philadelphia and Raleigh-Durham, NC, and continues to expand. The Company specializes in HVAC, electric, plumbing and overall home repair and remodeling services. The Company employs more than 1,000 individuals and is proud of its diversity on all levels of management, throughout the company and in every location.

The Company's moto "If you can't, We can" has been lived and practiced by all its employees from the receptionist in all of its seven locations, to the technician on the road, to the call center staff (in Richmond with a growth potential of 134 positions), all the way up to division managers, the General Manger and the President of the Company.

On May 18, 2013, in the press release announcing the acquisition of the subject property, Basim Mansour, President of the Company and "proud Son and president of Michael and Son" stated:

"The biggest to date and the most valuable growth of the Company took place in the capital of the Commonwealth of Virginia. The company not only moved its call center to Richmond, it also moved its central storage/ warehousing as well."

Mr. Mansour continued that the acquisition and relocation would:

"mark a new chapter in the building's history. The 336,000 square foot building, which sits on 11 acres, represents for Michael & Son Services unprecedented growth over the past 3 years has translated to more job opportunities for Richmond and the surrounding communities".

"We are honored to be so warmly welcomed by Mayor Dwight Jones and the other dignitaries in the local government and business community ... We hope to continue the legacy of A.H. Robins by providing gainful employment and office space to the Richmond area"

The Company's determination to be a force for charitable good and active benevolent service in all of the Company's local business communities of Alexandria-Richmond-Norfolk, Philadelphia, and Raleigh-Durham, has been recognized by its having received a Jefferson Award for Public Service national citation.

Upon receiving the prestigious Jefferson Award, Mr. Mansour stated:

"I understand the genesis of the Jefferson Award for Public Service is to shine the spotlight on businesses doing innovative and creative things in the

communities they serve. And while Michael and Son Services continue(s) to build a culture of corporate giving and volunteerism, I'm confident we can and will do even more moving forward. Giving back to the community is something we believe in and will continue to do. We are committed to working even harder to reach out to those in need."

Following up on its statements, the Company held several important meetings with key city of Richmond officials in the area of business development, job creation and vocational training. All agreed that a major vocational training facility is a dire need.

Coalescing with its culture for community service, the Company sees how high-quality vocational training marries with the Company's business. The Company has long utilized on the job training, but shortages in well trained company recruits prompted Mr. Mansour to envision the "Michael & Son Vocational Training Center" at its Richmond facility. The present Special Use Application is critical in the implementation of this imperative.

Recently, Mr. Mansour stated that:

"We currently employ 215 people out of our Richmond operation, including the call center with a capacity of 136 positions. We hope that with the vocational training center we can create a well-trained, well educated work force for M&S needs and make the same available to similar organizations in the Commonwealth to benefit."

While many of the trainees will be Virginians and a good number of them from Richmond and Central Virginia, the Company does anticipate some to come from operations areas in North Carolina, Pennsylvania and Maryland. The tower will serve as the temporary overnight accommodations for students and trainees coming from faraway places and in some cases for Richmonders with no housing of their own.

III. Current Uses and Discussion of Planned Use

The subject property was purchased in 2012 for the Company to facilitate the establishment and relocation of substantial Company operations, as well as other adaptive reuses of the very large structure. The City of Richmond actively pursued and assisted the Company in achieving this purchase with development incentives and encouragement. Since that time, the Company has attracted several beneficial uses and has increasingly incorporated the building into its rapidly growing regional operations.

At present, the Company operates a 15,000 sf central warehouse and distribution facility, and a 10,000 sf call center for 24/7 service calls. From this central warehouse and distribution location, Company service professionals are able to load

vans to accommodate scheduled service calls and to procure other materials and supplies very efficiently. Apart from the Company's direct uses, other warehouse and distribution users and a third-party, unrelated call center occupy a further 185,000 sf of the main former manufacturing facility.

The next phase of the redevelopment of the property will be the creation of a professional vocational school, a use permitted by right in M-1. This school will occupy 19,000 sf in the remaining bay of the main warehouse structure, and will be used to intensively train and hone the skills of the students through four distinct classroom areas. One classroom will contain the equivalent of a home with plumbing exposed, a second will present full scale HVAC systems of various configurations, a third will present a realistic, home scale electrical wiring setup, and a fourth will demonstrate various home remodeling/construction projects. The Company will have certified instructors on site and will bring in trainees from all of its operations areas, in state and out of state, for education and training.

The vocational school program will include a twelve (12) week regimen of attending classes and labs at the school, supplemented by six (6) weeks of off-site field training. The design of the program is to qualify the students for Commonwealth of Virginia DPOR "Journeyman" status.

Of great importance to the Company and the City, an exciting key aspect of this new training facility is that the Company, in concert with City of Richmond's Anti-Poverty Initiatives, intends to make substantial efforts, in close collaboration with the City, to attract and recruit young adults in the City of Richmond to offer them the opportunity to develop skills in these trades, which will make the students highly attractive to the Company as well as to other MEP contractors or others. Good careers with transferable skills can result from the time spent and intensive expert instruction the Company will provide, and the Company believes that many personal future outcomes can, and will, be positively impacted and enriched.

IV. Request for Accessory Residential Use

Because each twelve week on-site session for the vocational school will have a maximum forty (40) students in each session (the actual number will likely be less) and will draw from many areas outside of the Richmond metropolitan area, the cost of housing the students would be cost-prohibitive.

Therefore, the Company proposes to redevelop the approximately 20,000 sf, six story tower structure on the Cummings Road frontage into an accessory residential facility. Floors 1-4 are planned to contain 8 dormitory-style units on each floor, with two bedrooms in each unit, for a total of this style of 32 units and 64 beds. Each of floors 5 and 6 are planned to contain 4 apartments, consisting of three 1 bedroom units and one 2 bedroom unit, for a total of this style of 8 units and 10 beds. In the aggregate, there would be 40 units and 74 beds.

The mix of styles and number of units will provide flexibility as the school use is developed and refined over time. That the units will be accessory to other principal permitted uses will also benefit the Company in arranging for extended management meetings and the like.

The applicant requests that any buffer or loading zone requirements attributable to the requested use be waived.

V. Design

No exterior façade changes are planned. Layouts of the proposed accessory residential units are attached.

VI. Parking

Attached to the Application is a site plan from KLF Engineering dated December 10, 2015, showing existing parking spaces on and potentially available to the property. 32 parking spaces are shown (across Cummings Drive) that are provided by an easement. Of the remaining parking areas, the plan shows 153 existing spaces to the east and 122 existing spaces to the south. Therefore, there are 307 parking spaces immediately available to the property.

The site plan also shows potential additional parking areas of 48 and 123 parking spaces to the west, and 49 potential spaces in a green space fronting the tower structure.

The site plan indicates a further 58 available on street spaces in the immediate vicinity, suggesting plentiful additional parking capacity.

Based on the schedule of existing uses attached to the application, the required parking for existing uses (exclusive of the requested accessory residential and school uses) is 145 spaces, thus there is clearly substantial parking availability on the site.

The applicant requests that the parking requirement for the accessory residential use be limited considering (a) the school use will carry with it a parking requirement of 12 spaces, (b) those 12 spaces will be occupied by students, (c) the residential use is accessory, so some residential parking will be subsumed in other parking requirements, (d) the practical effect that the residents will likely be travelling to the school in shared transportation, and (e) the class size is expected to be no more than 40 spaces, and likely less per session. **Therefore, the applicant requests that the accessory residential use parking be established at 1 space per 4 beds, or 18 parking spaces.**

VII. Findings of Fact.

The proposed special use will NOT:

1. **Be detrimental to the safety, health, morals and general welfare of the community involved.**

If granted, this Special Use Permit will benefit the community in that it will entail a large capital investment and activate the currently vacant and deteriorated tower structure. By facilitating the vocational school, the Company can pursue its mission to use its industry expertise and highly qualified instructors to provide a pathway to successful, lucrative careers. Furthermore, the renovations will bring the tower into current building and fire code compliance.

2. **Tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved.**

The requested use will not create traffic issues. The residential component, accessory to the other principal permitted uses, suggests minimal vehicle circulation in that the students from out of the area and staying on site temporarily will not be in a commuter pattern. As compared to the historical use of the property as a significant manufacturing facility with 24/7 shifts, the overall traffic flow will be materially less.

3. **Create hazards from fire, panic, or other dangers.**

Upon approval of this request, the currently vacant tower structure will be brought up to current building and fire codes, which alone will benefit the area from current conditions.

4. **Tend to cause overcrowding of land and an undue concentration of population.**

This request contemplates an adaptive reuse of an existing building. No addition to permanent population will result. No additional buildings are proposed.

5. **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**

There are no known negative impacts to any local municipal assets or services.

6. Interfere with adequate light and air.

There will be no impact on light access or air quality because the request addresses the use of existing structures only.

VIII. Community Support

Attached to the application are letters of support from Diversity Richmond and FeedMore, Inc., immediate neighbors of the subject property.

Respectfully submitted,

FILUCCI LLC