



Application for **CONDITIONAL 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)

- conditional use permit, new**
- conditional use permit, amendment**

Project Name/Location

Property Address: 939 Myers Street Date: 11/2/18
 Tax Map #: N0001481044 Fee: \$ 1,600.00
 Total area of affected site in acres: 1.76

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

Zoning

Current Zoning: TOD-1
 Existing Use: new construction site

Proposed Use

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

Proposed Use: Boutique bowling alley with 20 lanes, restaurant & patio
 Existing Use: previously old warehouses, new construction site for proposed bowling alley

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Rob Long
 Company: River City Roll
 Mailing Address: 4622 Bruce Ave
 City: Richmond State: VA Zip Code: 23226
 Telephone: (804) 363-8006 Fax: () NA
 Email: robertclong3@gmail.com

Property Owner: 939 Myers LLC
 If Business Entity, name and title of authorized signee: Taylor Williams

(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: 1310 Reservoir Rd, Suite 200
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 615-7565 Fax: () NA
 Email: Taylor@SPY-rock.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.**

River City Roll
Applicant's Report

River City Roll is a boutique bowling alley currently under construction at 939 Myers Street. The venue will feature twenty lanes, an a la carte restaurant, full-service bar, covered patio space, private event room and 150-space parking lot. All construction permits are in hand and we are scheduled for an April 1, 2018 opening. The primary offering of River City Roll will be a bowling alley, but per Sec. 30-1220 River City Roll will contain features that define River City Roll as a nightclub pursuant to the code during certain hours of operation. These hours will be minimal (a maximum of three per week), but River City Roll will serve alcohol, have floor space for dancing/viewing and live music available from Midnight to 1:30 a.m. on some Friday and Saturday evenings. River City Roll believes that obtaining the conditional use permit for this secondary use of the space is the best thing to do, but the River City Roll team wants to emphasize that the "nightclub features" are a secondary use and more formality due to the code definitions.

River City Roll is first and foremost a bowling alley and will not be marketed as a "nightclub." The live music provided at River City Roll after midnight will serve the primary purpose of background music for patrons bowling.

River City Roll is intent on being a positive addition to the neighborhood and active member in the Scott's Addition Boulevard Association (letter from the SABA President endorsing our permit is attached). Furthermore, River City Roll managing members have discussed at length their operations with Councilwoman Kim Gray and have her support for the permit.

Please see below for how River City Roll will satisfy the conditions set forth in section 30-1045.5:

(1) Will not be contrary to the general purposes of this chapter as stated in section 30-100 – River City Roll is developing an attractive 22,000 square foot structure that will be an asset to the neighborhood and city on 1.76 acres. Previously the 1.76 acres at 939 Myers Street was a run-down parking lot and 3 dilapidated warehouses that were an eyesore for the neighborhood and city. River City Roll will comply with all city codes and regulations and the plans for construction have already been approved by the city and permits are in hand. River City Roll will help further the growth in the Scott's Addition Boulevard area creating a more convenient, attractive and harmonious community.

(2) Will not be in conflict with the objectives and policies of the master plan for the city: The River City Roll team believes that they will be a positive addition to the city's master plan and help continue the revitalization of the Scott's Addition Boulevard neighborhoods, without adding overcrowding or traffic issues. River City Roll's 150-space parking lot will be a huge asset for the area and annual festivals. The River City Roll team has already had discussions with the managing groups of the Pumpkin Festival and Shamrock the Block and has offered to provide parking assistance at these events.

(3) Will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located: River City Roll will comply with all requirements.

(4) Will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located: River City Roll will enhance property values, per recent assessment River City Roll has increased the value at 939 Myers Street from \$218,000 in 2017 to \$2,185,000 per city property records. Furthermore, River City Roll has a total development budget of \$5.8 million and is constructing a \$4 million dollar structure that will greatly enhance the area.

(5) Will not have an undue adverse effect on the public health, safety or general welfare: River City Roll will help further the progress in the area in regards to safety. River City Roll will have 7 foot sidewalks along Myers Street, site lighting will increase safety across the two acre site that was once very dimly lit and River City Roll will have security cameras along all 4 elevations of the site as well as a security team present at all hours of operation (further detailed in the Management Report).

(6) Will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives: The design of River City Roll was developed with the character of the neighborhood in mind. The facility will fit in seamlessly with the neighborhood.

(7) Will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets: River City Roll hours of operation begin at 5pm, with the majority of patrons expected to arrive after 6pm following post work traffic, so the team does not forecast increased congestion. Also, River City Roll is easily accessed from multiple routes so there will not be undue congestion at any one access point or route. The ample availability of off-street parking will further help diminish any congestion in the traffic pattern.

(8) Will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities: River City Roll will be adequately served by public services and will not cause an undue burden. Furthermore, River City Roll has already helped improve the public services in the area by financing a new fire hydrant in the area.

(9) Will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district: No historical or scenic features are altered by the River City Roll project.

(10) Will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting: The attached plans show that River City Roll is compliant with all of these requirements.

(11) Will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located: River City Roll will create a positive impact for the area and will enhance the area in conjunction with surrounding businesses.