



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: Mixed Use Residential Development Date: Sept 14, 2015

Property Address: 1300-1306 McDonough Street Tax Map #: S0000122012

Fee: \$1,800⁰⁰ Total area of affected site in acres: 0.29 acres (4)
(See page 3 for fee schedule, please make check payable to the "City of Richmond")
S0000122011
S0000122010
S0000122007

Zoning
Current Zoning: R-8

Proposed Use (4 parcels combined)
(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Vacant

Is this property subject to any previous land use cases?

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

(none known)

Mixed use: commercial & R-2 multi-family based on R-63 zoning.

Applicant/Contact Person: Ben Adamson

Company: _____

Mailing Address: P.O. Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 814-6269 Fax: () -

Email: Bkadamson@mac.com

Property Owner: Manchester Partners, LLC

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

(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: 2700 East Cary Street, Suite 13

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 233-9700 Fax: () -

Email: See Applicant

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.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's report for the
Proposed Special Use of the property at
1300-1306 McDonough Street, the corner of 13th and McDonough Streets
in the Historic Manchester Neighborhood

September 14, 2015

[refer also to attached Special Use application and project drawings]

As a general summary, this special use request pertains to four (4) existing contiguous parcels that are proposed to be combined, the combined area of which totals .29 acres. Zoning on the existing parcels is R-8. It is noted, however, that R-63 zoning exists immediately across McDonough Street and, therefore, the special use proposal is based on R-63 zoning requirements.

1. The proposed special use will not be detrimental to the safety, health, morals and general welfare of the community involved

The project has been conceived to maintain the scale, materiality, and disposition of the surrounding neighborhood and in doing so is considered to be contributing to the urban residential context. A significant number of structures have been demolished within the historic neighborhood and it is felt that this project, along with numerous other infill development projects already complete or underway, enforce the solidity and desirability of the neighborhood as a viable residential address in very close proximity to Richmond's city center. Proposed commercial and residential spaces open to and view their part of both 13th and McDonough Streets and the corner which will provide enhanced security and contribute to the sense of community in this area of the Manchester neighborhood. The project proposes extending the 13th Street sidewalk to enhance pedestrian activity on the street to the existing adjacent city-maintained park and includes appropriately scaled exterior planted and hardscape areas for residents. Additionally, considerations for refuse areas and collection will be screened from public view and handled in a way that does not diminish use and enjoyment of the public realm.

2. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved

The project is part of a larger planned development on the block it occupies. Vehicular access to and parking for all planned residential spaces in a ratio of, at a minimum, 1 parking space per residence are being provided for off-street via existing curb-cuts to existing mid-block alleys. The minimal amount of non-resident vehicular activity associated with guests and commercial activity are deemed to be a positive attribute toward creating a sense of vitality on the streets around the project.

[continued, page 1 of 2]

Applicant's report for the
Proposed Special Use of the property at
1300-1306 McDonough Street, the corner of 13th and McDonough Streets
in the Historic Manchester Neighborhood

[continued from previous, page 2 of 2]

3. The proposed special use will not create hazards from fire, panic or other dangers

The project is being designed to meet current building code and zoning requirements. The structure will be fully sprinkler-protected and is planned with building code required egress and occupant safety considerations that meet and exceed those required for the proposed density. The structure's position on its site allows for fire department access on all sides. Therefore, no extraordinary threat from fire, panic or other dangers are foreseen to accompany development of the site at the density proposed.

4. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population

It is felt that, while density exceeding current zoning is proposed, the scale and character of the structure along with the type of residential spaces being designed is appropriate for the urban residential neighborhood in which it is being placed. In contrast to overcrowding, the number of residents and commercial activity being proposed are considered to add to the vitality, active character, and sense of community in the neighborhood.

5. The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements

Referring to descriptions outlined above, it is believed the project as conceived does not adversely affect or interfere with the character, public amenity and public operation of its site or surrounding neighborhood in any way. In contrast, it is believed the project by nature of planned spaces, size and location, contributes to the public realm, sponsors pedestrian activity, and provides much needed amenity within this section of the Manchester neighborhood.

6. The proposed special use will not interfere with adequate light and air

The proposed building is not as tall as many of the existing residential structures in the immediate vicinity, including both new and historic single family houses, duplexes and multi-family structures. For that reason, it is believed that the proposed density is being met with no interference to natural light for either the planned structure's occupants, neighboring residents, or pedestrians in the public right-of-way. Additionally, as described above, the project includes appropriately scaled open areas and landscaping that contribute to the quality of air and health of the urban environment.

[END of Applicant's report, page 2 of 2]