



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

Property Address: 600 Tredegar Street and 501 S. 5th Street Date: 2.2.23
 Parcel I.D. #: W0000043-001 & -002 Fee: 300-
 Total area of affected site in acres: 2400 sq. feet = 0.055 acre

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-4

Richmond 300 Land Use Designation: Downtown

Proposed Use

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

Crown Signage on CoStar campus buildings

Existing Use: Current CoStar building and vacant land for future CoStar 26 floor tower.

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: 2010-136-135

Applicant/Contact Person: Susan S. Smith

Company: Hirschler

Mailing Address: P. O. Box 500

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 771-9526 Fax: ()

Email: ssmith@hirschlerlaw.com

Property Owner: CoStar Realty Information, Inc.

If Business Entity, name and title of authorized signee: Jeffrey P. Geiger and Susan S. Smith

(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: P. O. Box 500

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 771-9557 Fax: ()

Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.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)



Review & Approval process for **SPECIAL USE PERMIT**

In instances where it has been determined that underlying zoning regulations cannot be met, a special use permit may be granted by City Council to provide relief from zoning regulations.

Special use permit applications are reviewed for compliance with the *Richmond 300* to ensure the proposal is compatible with the surrounding area and that it is an appropriate use for the site. Specifically, applications are reviewed to ensure that the City Charter conditions for granting special use permits have been met. The City Charter requires that prior to City Council approval: it must be shown that the proposed special use will **not**:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

Applicants **are encouraged** to schedule a pre-application conference with the Division of Land Use Administration staff to review related Master Plan, land use and other issues that may be involved prior to making application. Please call (804) 646-6304 to schedule an appointment with the staff. Staff will review submitted applications to ensure all required materials and information are provided. If the application is not acceptable, the required information must be provided prior to formal staff review.

Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application.

The Division of Land Use Administration circulates the special use permit application materials to appropriate City agencies as determined necessary. City agencies reviewing the proposal may include: Public Works, Building Permits & Inspections, Public Utilities, Water Resources, Zoning Administration, and Fire and Emergency Services. The Division of Land Use Administration will coordinate responses by City agencies. Written comments will be provided generally within 30 days of the application submittal date.

After review by these agencies and by the Division of Land Use Administration, the staff will confer with the applicant regarding suggested conditions to be included in the ordinance and any suggested changes to the plans. If the property is located in a City Old and Historic District and the request involves exterior alterations, additions or new construction, the plans should also be reviewed by the Commission of Architectural Review prior to an ordinance being introduced in City Council. Once the plans are in final form, an ordinance is drafted and the plans are attached to and are made a part of the ordinance. The staff will forward a copy of the ordinance to the applicant for review and approval.

The ordinance is then reviewed by the City Attorney's office and the City Administration. Once their review is complete, the ordinance is introduced to City Council and a public hearing is scheduled, usually thirty days after introduction. During this thirty-day period, public notice of the hearing is posted on the site and in a daily newspaper. Notices are also mailed to the owners of all properties within 150 feet of the subject property. One week prior to the City Council public hearing, the Planning Commission, after receiving a report from the Department of Planning and Development Review, considers the proposed special use permit and forwards a recommendation to City Council. The Planning Commission welcomes information submitted prior to the meeting and may ask questions of proponents and opponents during the course of its deliberation on the ordinance. Six affirmative votes of City Council are required to adopt a special use ordinance. Please note that there is a fee of \$250 for each continuance caused by the applicant.

If the special use ordinance is adopted by City Council, the applicant has a specified time period in which to apply for a building permit to implement the special use permit. Building permit plans must be substantially in accordance with the adopted special use permit plans, otherwise a building permit will not be issued. In general, the approval process for special use permits takes between 120 to 180 days. However, depending on the complexity of the proposed special use permit, more or less time may be required. The City Planning Commission considers approval of special use permits at its regular meetings on the first and third Monday of each month. **Incomplete submissions or major modifications to the plan during the review process may cause delays in the schedule.**



Filing Procedures for **SPECIAL USE PERMIT**

FILING

Special use permit applications are filed with the:

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

APPLICATION REQUIREMENTS

The application for a special use permit must include the following, each part of which is explained below. ***Application must be submitted in an electronic format (PDF).***

- 1. Application form;**
- 2. Application fee;**
- 3. Applicant's report;**
- 4. Electronic PDF plans; and**
- 5. Survey plat.**

- 1. Application Form:** All owners of the property must sign the application form. If a legal representative signs for a property owner, a copy of an executed power of attorney is required.
- 2. Application Fee:** The appropriate fee must accompany the application. Checks should be made payable to the "City of Richmond". The fees are determined from the attached fee schedule.
- 3. Applicant's Report: A written report must be submitted describing the proposed use.** For non-residential development, the description should include the anticipated number of employees, hours of operation, and an estimated amount of vehicular traffic that will be generated by the use. The report should point out the specific features of the special use that will ensure that it will be compatible with the surrounding area, and that it is an appropriate use for the site. In addition, the City Charter specifies certain conditions that must be met before City Council can approve a special use permit. It must be shown that the proposed special use will ***not***:
 - a.** be detrimental to the safety, health, morals and general welfare of the community involved;
 - b.** tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - c.** create hazards from fire, panic or other dangers;
 - d.** tend to cause overcrowding of land and an undue concentration of population;
 - e.** adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - f.** interfere with adequate light and air.

The report must indicate the reasons why the applicant feels these conditions will be met (e.g., features of the plan, characteristics of the proposed use or surrounding area). ***Please note*** that the ***above materials will be forwarded to the City Planning Commission and City Council along with the special use permit ordinance.***



FILING

4. **Plans:** Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with surrounding development. Plans must be properly scaled and include a scale bar. Depending on the request, plans may include the following:

- a. Site Plan
- b. Elevation Plans
- c. Floor Plans
- d. Landscape Plans
- e. Signage Plan & Details
- f. Lighting Plan & Details

In some cases not all plans would be relevant to the request and may not be required. If there is a question about the level of detail required, please contact Land Use Administration Staff. Electronic Plans (PDF) are required with the initial application and any subsequent resubmissions. Electronic plans may be submitted on a disk or via email at:

DCDLanduseadmin@richmondgov.com

5. **Survey Plat:** A PDF of a survey plat showing the property and including metes and bounds is required. The plat should show existing physical features of the property, including:
- a. North arrow, scale, property address, the distance to nearest public street, preparer of plat, date, revision dates, area of site;
 - b. Existing structures, buildings, paved areas, fences, streets, alleys, easements, and limits of the 100 year flood plain, Chesapeake Bay Preservation Area limits, wetlands, and streams.



COMMUNITY UNIT PLAN

Preliminary	\$3,000 + \$100/acre ¹
Extension of Preliminary Approval	\$1,500
Final	\$1,500 + \$100/acre ¹
Amendment	\$1,500 + \$100/acre ¹

CONDITIONAL USE PERMIT

Initial	\$1,500 + \$100/acre ²
Amendment	\$1,000 + \$100/acre ²

PLAN OF DEVELOPMENT

Floor area & Land disturbed ≤5,000 square feet	\$500 + \$100/acre ²
Floor area & Land disturbed ≥5,001 & ≤50,000 square feet	\$1,000 + \$100/acre ²
Floor area & Land disturbed ≥50,001 square feet	\$1,500 + \$100/acre ²

REZONING/CONDITIONAL REZONING

Each continuance caused by the applicant	\$1,500 + \$100/acre ² \$250
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SPECIAL USE PERMIT

<i>Use</i>	<i>Initial</i>	<i>Amendment</i>
Day Nursery	\$300	\$200
Single- or two-family detached or attached dwelling	\$300	\$200
Outdoor dining	\$300	\$200
Mobile food business	\$300	\$200
Sign	\$300	\$200
Multi-family dwelling (3 to ten units)	\$1,800	\$1,200
Commercial or industrial equal to or less than 5,000 sq ft	\$1,800	\$1,200
Multi-family dwelling (more than 10 units)	\$2,400	\$1,800
Commercial or industrial more than 5,000 sq ft	\$2,400	\$1,800
Each continuance caused by the applicant	\$250	

SUBDIVISION

Preliminary Plat	\$500 + \$15/lot
Extension of Preliminary Plat Approval	\$150
Final Plat	\$500 + \$15/lot
Subdivision Confirmation Letter	\$100
Continuance*	\$50
Plat of Correction	\$100

A full refund of the application fee is permitted if the application is withdrawn prior to the second submittal of plans. Once a second submittal of plans is made, fees are not refundable.

¹For Community Unit Plans (CUP), the first 10 acres are included in the base price.

²For Conditional Use Permits, Plans of Development, and Rezonings, the first acre is included in the base price.

For all applications with an additional price per acre, fractions of an acre are rounded up to the nearest whole number. Do not prorate the fee per fraction of acre.

• Example: A Conditional Use Permit (CUP) for a 0.76 acre property would owe \$1,500 (base fee only). A CUP for a 2.3 acre property would owe \$1,700 (\$1,500 base fee + 2*\$100 (for the 1.3 acres over the first acre))

* No charge for the 1st continuance requested by the applicant or for any continuance requested by the Planning Commission. The second or subsequent continuance request by the applicant costs \$50.

Fees went into effect upon adoption of Ordinance No. 2018-209 by City Council on September 10, 2018.

Special Use Permit Applicant's Report
Tax Map Parcel ID: W0000043001

INTRODUCTION

Costar Realty Information, Inc., a Delaware corporation (“Applicant”), owns 600 Tredegar Street and 501 5th Street, Richmond, Virginia 23219 (collectively, the “Property”). The Property is located in the Central Business District (B-4) of Downtown Richmond (the “City”) adjacent to the James River. The primary purposes of the B-4 district are to (i) define the urban center of the City by promoting dense, transit-oriented development with greater building height than elsewhere in the region, (ii) promote redevelopment, placemaking, and development of surface parking lots to create high quality urban spaces, and (iii) improve streetscape character and enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district and by providing uniform setbacks, first floor commercial uses, and windows in building facades along street frontages.

The Applicant is developing the Property to serve as a corporate campus that will contain research, technology, and office uses for a single user within a 26-story building and two smaller, complementary buildings (the “Project”). The Project is aligned with the purposes of the B-4 zoning district and will further the employment and commercial tax base of the City. The Applicant intends to further identify and support the Project by installing two crown signs on the 26-story building (“Building One”) and replace two crown signs on the existing building (“Building Two” and, collectively, the “Project Buildings”). The proposed crown signs on Building One and Building Two are collectively referred to herein as the “CoStar Signs.”

SPECIAL USE PERMIT REQUEST

In compliance with the administrative policy of the Department of Community Development, the Applicant respectfully submits this report in connection with the Special Use Permit Application to allow the Applicant to adjust Section 30-516(2)(b) of the City of Richmond’s zoning ordinance (“Signage Ordinance”) to reallocate the total permitted square-footage for building crown signs to be installed on Building One and Building Two, as described further herein. *This is not a request to increase the amount of signage for Building One and Building Two.*

Pursuant to the Signage Ordinance, signage at the crown of a building located in the B-4 zoning district is subject to certain size restrictions. Specifically, one (1) wall sign not exceeding three hundred (300) square-feet may be located on each face of a building above a height of one hundred (100) feet when no other signs are located on such face above a height of thirty-five (35) feet, provided that the permitted sign area for any building face may be increased by up to twenty-five percent (25%) by transferring permitted sign area from another face of the same building.

Accordingly, the Signage Ordinance permits a total of four (4) signs at the crown of a building located in the B-4 zoning district. Each of these signs may be up to three hundred (300) square-feet. The aggregate amount of crown signage permitted on the two (2) buildings located in the B-4 zoning district is 2,400 square-feet (1,200 square feet each).

CoStar desires to maintain this maximum of 2,400 square feet of crown signage for Building One and Building Two. Within this 2,400 square feet, CoStar desires to allocate this permitted sign area to the north and south elevations only for each of Building One and Building Two.

No signage adjustment is requested for the other building to be constructed on the Property. Doing this furthers the central business district placemaking goals of the City by enhancing the central business district's visibility to travelers on Interstate 95. At the same time, this desired orientation eliminates crown signage on the building facades that are oriented toward the more-residential areas of the City.

CoStar requests that the 2,400 square feet of crown signage for Building One and Building Two be allocated as follows:

Building One:	
North Façade:	~834 sq. ft.
South Façade:	~834 sq. ft.
Building Two:	
North Façade:	~224 sq. ft.
South Façade:	~506 sq. ft.
Total:	~2398 sq. ft.

The allocation of square-footage for Building One and Building Two is depicted in the crown sign illustrations (the "Illustrations"), attached hereto as **Exhibit A**.

To aid the City's consideration of this request, CoStar provides below the square footage of each north and south elevation for Building One and Building Two and the percentage for each façade that the sign will occupy.

Building One

South Facade = 97,250 sq. ft.
South Signage = 834 sq. ft.
Sign is **0.86%** of building's south facade sq. ft.

North Facade = 101,535 sq. ft.
North Signage = 834 sq. ft.
Sign is **0.82%** of building's north facade sq. ft.

Building Two

South Facade = 23,000 sq. ft.
South Signage = 506 sq. ft.
Sign is **2.2%** of building's south facade sq. ft.

North Facade = 22,220 sq. ft.
North Signage = 224 sq. ft.
Sign is **1.01%** of building's north facade sq. ft.

FAIRFAX, VIRGINIA – CAPITAL ONE CAMPUS EXAMPLE

Capital One, N.A. is developing a corporate campus at the Route 123 interchange on the Capital Beltway (Interstate 495) in Fairfax County. The Fairfax County Board of Supervisors supported this campus development by approving a sign plan that included crown sign sizes specific to the corporate campus and larger than what was otherwise permitted in Fairfax County's zoning ordinance. The approved crown signage ranged in size from 570 square-feet to 1,200 square-feet per crown sign. The Fairfax County Board of Supervisors believed the corporate campus signage identification benefited the community by promoting aesthetically pleasing, identifiable signage, with appropriate scale, size and placement for a unique development.

EXISTING PROPERTY AND SURROUNDING AREA

A portion of the Property is developed for an existing office building and the other portion of the Property is undeveloped. The area surrounding the Property consists of a mix of urban commercial and office uses with the adjacent area dominated by high-rise office buildings. As mentioned above, a primary purpose of the B-4 district is to foster development with greater building height than elsewhere in the region. The Project and CoStar Signs align with the City's goal for this area and will complement the existing, surrounding uses, as discussed further below.

THE RICHMOND 300 PLAN

Facilitating the creation of a placemaking corporate campus to expand the prominence of Richmond's central business district is in compliance with the Richmond 300 plan. Adding CoStar Signs to the City's sky line will increase the City prominence for the location of employment uses and corporate relocation.

SUITABILITY OF SPECIAL USE PERMIT and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the City's zoning ordinance to be considered with the review of Special Use Permit applications:

The proposed Special Use Permit will:

1. *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The Project will provide additional business opportunities as well as inspire other development opportunities in the surrounding area. Approval of the Special Use Permit will allow the Applicant to effectively and appropriately promote its investment in the City and attract other employment-based investment into the City's central business district.

2. *NOT tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved.*

The placement of the CoStar Signs will not have an impact on congestion in the area.

3. *NOT create hazards from fire, panic or other dangers.*

The Project is in compliance with applicable building and fire safety codes and energy conservation requirements. The only work required will be the installation of the CoStar Signs, which will not result in hazards from fire, panic, or other dangers.

4. *NEITHER lead to the overcrowding of land nor cause an undue concentration of population.*

The placement of the CoStar Signs will have no such impact.

5. *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The placement of the CoStar Signs will have no such impact.

6. *NOT interfere with adequate light and air.*

The placement of the CoStar Signs will have no such impact.

CONCLUSION

Approval of the Special Use Permit will allow the CoStar Signs to be appropriately scaled and sized to promote legibility and visibility by drivers traveling through the region. The Applicant respectfully requests the City's approval of the Special Use Permit Application, and believes the foregoing information provided and all attached exhibit meet or exceed the criteria for this application.

EXHIBIT A
CROWNSIGN ILLUSTRATIONS

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