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# 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/>

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LAND USE ADMINISTRATION

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: Westhampton on Grove Date: December 23, 2015

Property Address: 5702 and 5706 Grove Avenue Tax Map #: W-020-0112/014 & 016

Fee: \$2,400.00 Total area of affected site in acres: 1.65 acres ±  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: UB-PO1

Existing Use: Theater, office and surface parking

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)

Redevelopment of the properties pursuant to the attached plans with a mix of commercial and 9 residential units.

Applicant/Contact Person: Jennifer D. Mullen or Andrew M. Condlin

Company: Roth, Doner, Jackson, Gibbons, Condlin PLC

Mailing Address: 919 East Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219-4625

Telephone: ( 804 ) 977-3374 Fax: ( 804 ) 441-8438

Email: jmullen@rothdonerjackson.com

Property Owner: Westhampton, LLC

If Business Entity, name and title of authorized signee: J. Stefan Cametas

(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: 2301 North Parham Road, #5

City: Richmond State: VA Zip Code: 23229

Telephone: ( 804 ) 977-6551 Fax: ( )

Email: scametas@gmail.com

Property Owner Signature: *J. Stefan Cametas, manager*

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  
May 31, 2016

The owner of the properties located at 5702 Grove Avenue ("5702") and 5706 Grove Avenue ("5706") (collectively the "Properties") is requesting a Special Use Permit to waive certain feature requirements of the Urban Business (UB) district. These Properties are unique due to their combined large size in the primarily commercial Libbie/Grove shopping district, which have been developed over time with broken commercial frontage and an orientation to vehicular traffic. The proposed use provides a high quality mixed-use redevelopment focused on the pedestrian experience. This design encourages walkability, furthering the sense of place of the Libbie/Grove shopping district, creating its gateway from the East.

The owner proposes to redevelop the Properties anchoring the Libbie/Grove shopping district with a mixed use, pedestrian-oriented development as more particularly shown on the Plans. This redevelopment plan has been revised multiple times based on feedback and comments from over 50 community, association and individual meetings with interested and surrounding neighbors and businesses. The revised plans include reduced height and scale of the proposed development, while providing high quality materials, undulating facades, detailed fenestration and varying heights, all of which are consistent with the existing scale and character of the commercial corridor. The project includes active uses along the frontage of Grove Avenue, supporting the key aesthetics of the district with varied setbacks of the buildings and patio areas, adding to the pedestrian experience and enhancing the shopping corridor.

The applicant requests additional height of approximately 10' for the building located at 5702 and an additional height of approximately 11' for the building located at 5706. The additional height is minimized through multiple setbacks of the building located at 5706 being up to 61' from the property line, which also requires the Special Use Permit, stepbacks of up to 15' on the 3<sup>rd</sup> floor of the buildings along the Grove Avenue and Granite Avenue frontages, the use of light toned materials, articulation of the building facades and variation in architectural detail.

The proposed redevelopment encourages walkability, further enhancing the sense of place of the Libbie/Grove shopping district. The street wall along Grove Avenue is reestablished by removing two separate existing curb cuts and replacing them with pedestrian scale features including landscaping and lighting, as well as outdoor seating and gathering opportunities—all strengthening the pedestrian experience and interaction with the street. All uses are permitted within the UB district regulations, the redevelopment meets all parking requirements and is consistent with the goals of the UB District, the PO-1 District, as well as the Master Plan.

The proposed special use permit request for the Properties is appropriate and it meets the criteria set forth in the Charter of the City of Richmond that the special use requested will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other

public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.