



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.richmondaov.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: 1005 Westover Hills Boulevard Date: 8/26/20
 Tax Map #: S006-0371-001 Fee: _____
 Total area of affected site in acres: appx .115 acres

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

Zoning

Current Zoning: R5

Existing Use: vacant land

Proposed Use

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

Mixed use (commercial, retail, office, residential) building

Existing Use: vacant land

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Zach Kennedy

Company: _____
 Mailing Address: 4809 W Grace Street
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 980-7377 Fax: ()
 Email: zlkennedy1@gmail.com

Property Owner: 1005 Westover Hills Boulevard

If Business Entity, name and title of authorized signee: Danielle Kennedy, 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: 4809 W Grace Street
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 980-7377 Fax: ()
 Email: zlkennedy1@gmail.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 Report:

We believe that the highest and best use for 1005 Westover Hills Boulevard is to be a mixed-use building/Hub that can help support the growth of the local community. The vacant land is currently zoned R-5. The lot is the welcoming parcel from all traffic heading North on Westover Hills Boulevard. It is positioned and presents itself as its own block and is detached from the residential areas to its east. The high traffic volume and odd shape of this lot supports a mixed commercial/residential use much more than a single-family residential use, both from safety and purpose. By providing a mixed-use building, the community will have access to retail, office and residential improvements. The building will support more community connection due to retail/office tenants on the first floor. We aim to partner with local businesses that can encourage community interaction. We envision neighbors patronizing local businesses by foot or bicycle due to its attractive proximity to the wonderful neighborhoods surrounding this area.

The first-floor commercial space will encompass roughly 4,493 square feet and depending on leasing demand may have one or multiple occupants/tenants. The second floor Office Option would offer 3,914 square feet and could accommodate many different office uses for individuals or companies. The second floor Residential Option offers 6 dwelling units that initially intend to be tenant occupied with the option to set up a Condo Association at some point in the future. These units comprise of two 2-bedroom 2-bathroom units (900-1000 sf each) and four 1-bedroom 1-bath units (500-600 sf each). The third floor also offers 6 residential dwelling units with the same layout, sizing and potential for future condo conversion as the second floor.

Addressing Possible Concerns:

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

This lot is located directly on Westover Hills Boulevard. Its current zoning as a single-family residence would have more safety, health, moral and general welfare concerns than a mixed-use development. With the high traffic volume along with its proximity to other commercial buildings there are currently many hazards and negative consequences if the lot's current zoning is implemented. Vehicular speeding, loitering, and trash from local commercial buildings are all factors that will impact a homeowner or tenant if a single-family home were to be built here. Traffic noise, streetlight pollution and privacy are other concerns that would be a constant source of stress and concern if the current use were applied.

However, the proposed building integrates the existing uses being implemented on Westover Hills Boulevard and Forest Hill Avenue. The building will help define the neighborhood and offer a buffer to the neighbors on 48th Street from the street noise, lighting, and unwanted foot traffic that currently exists. The building would be well-lit and encourage more local biking and walking to and from the building. By creating a retail/office space we believe the building will encourage more neighbors to "get out" and socialize and patronize local businesses. By having

more neighbors interacting the safety, health and morals of the area will continue to be a positive impact on the community.

b. The proposed special use will not *create congestion in streets, roads, alleys etc.*

The proposed building will offer a minimum of 10 off street parking spaces. There are also street parking options on the adjacent road, Dunston Avenue. Although we acknowledge that traffic will increase as people enjoy the businesses located in the building, we do not see it congesting streets, roads, and alleys excessively. We also believe that much of the traffic to the building will be from locals. We believe many of the neighbors will walk or ride bikes. We will provide designated bike racks for “parking” bikes while visiting the property.

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

Developing this property will reduce potential hazards and dangers that presently exist. Currently, the lot is vacant, dark at night, and offers no buffer from the gas station across the street. Having this building in the community will reduce dangers and panic. More people interacting positively in the area will increase the safety for all citizens. With thoughtful ambient lighting we will help transform the inherent evening dangers etc. which will reduce hazards of all types and reduce other potential dangers that currently exist.

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

1005 Westover Hills is a large lot. The building footprint will include patio and greenspace. There will be well manicured areas that support a healthy outdoor experience. Patios thoughtfully offered around the building will further create a tranquil experience for individuals to enjoy.

e. The proposed special use will not *adversely affect or interfere with public or private schools, parks, playgrounds, water supplies etc.*

By offering new businesses and homes for City residents to patronize and live in, we believe this will positively impact the schools, parks and playgrounds of the area. This property will encourage positive growth for the community. By offering new business, office, and residential opportunities we believe more individuals will choose to settle in this community for the long term.

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

This building will buffer residents east of Westover Hills from the nuisance lighting and vehicular noise that currently pollutes the area. We will also be shielding many residents from

the gas station positioned across the street. With new plantings, thoughtful lighting, and manicured landscaping this property will promote more soothing lighting, less noise and cleaner air.

*tenancy for the commercial/office space is unknown at this time

Thank you for the opportunity to present this application. We believe this new development can be an integral part of the future positive growth for the community and hope to receive your support.

Author: Zach Kennedy

Date: 3.14.21