



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: 1, 3 & 5 South Plum Street Date: 10/26/2016

Tax Map #: See below Fee: \_\_\_\_\_

Total area of affected site in acres: 0.18

Tax Maps: W-523043, W-523042 & W-523041

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

**Zoning**

Current Zoning: UB-P03

Existing Use: Single Family Residential

**Proposed Use**

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

Build a 10 car parking lot on the rear of these 3 lots

Existing Use: Grass lot

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Bruce Boykin

Company: Eck Enterprises, LLC

Mailing Address: PO Box 7360

City: Richmond

Telephone: (804) 3,815,576 State: VA Zip Code: 23221

Email: bhboykin@eckenterprises.com Fax: (804) 3,582,695

**Property Owner:** Eck Enterprises, LLC

If Business Entity, name and title of authorized signee: Bruce H. Boykin, Vice President

(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: PO Box: 7360

City: Richmond

Telephone: (804) 3,815,576 State: VA Zip Code: 23221

Email: BHBoykin@EckEnterprises.com Fax: (804) 358,295

**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)

## Special Use Permit Applicant's Report

### Proposed Parking Lot at 1-5 South Plum Street

The proposed parking will be on the rear of 1, 3 and 5 South Plum Street which is in between West Main and West Cary Streets in the Fan District. The sites currently have a total of three single family townhouses on the front of the lots with the rears being vacant and bound on three sides by City Alleys.

The proposed parking lot will consist of an asphalt lot with concrete curbing that has ten parking spaces surrounded by the required landscape buffer. At this time the proposed parking lot has not been engineered, but once it has been engineered, it will include the required storm retention features so it will not create a hazard to the environment or community.

Currently there are other parking lots off the alley, that runs East-West, and this proposed will be compatible with these lots. This lot will help alleviate future parking congestion in the area will help accommodate our planned mixed use by right redevelopment of 1401- 1417 West Main Street that we plan to start early 2017. Also this lot will satisfy the parking requirements for the three townhouses.

The aforesaid properties are located in Urban Business Parking Overlay 3 (UBPO3), which allows this sort of parking lot. The issue is the single family residential townhouses are not compliant with current zoning and therefore makes these properties non-compliant. Hence this is the why we need the SUP to build a compliant use on non-compliant properties.