



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: 1217 W Leigh Street Unit A Date: 5-22-19
 Tax Map #: N0000518002 Fee: \$1,800.00
 Total area of affected site in acres: 0.049

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

Zoning

Current Zoning: R-7
 Existing Use: Office

Proposed Use

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

Veterinary Clinic - Solo practitioner
 Existing Use: Office

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Justin Jones, DVM
 Company: Jones Veterinary Care PLLC
 Mailing Address: 1218 W Clay St
 City: Richmond State: VA Zip Code: 23220
 Telephone: (206) 409-7034 Fax: ()
 Email: justin.jones50@gmail.com

Property Owner: 1217 W. Leigh St, LLC
 If Business Entity, name and title of authorized signee: ZARINA FAZALDIN
PRESIDENT/OWNER

(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: 721 W. 28th St
 City: RICHMOND State: VA Zip Code: 23225
 Telephone: (804) 310-5051 Fax: ()
 Email: landzhistoric@msn.com

Property Owner Signature: Zarina M. Fazaldin

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 for 1217 W Leigh Street - Applicant Report

Operations details:

Number of employees – 3

Hours of Operation

- Monday – 8:00AM – 6:00PM
- Tuesday – 8:00AM – 6:00PM
- Wednesday – 8:00AM – 6:00PM
- Thursday – 8:00AM – 6:00PM
- Friday – 8:00AM – 6:00PM
- Saturday – Closed
- Sunday – Closed

The veterinary practice will operate as a high-quality, low-cost veterinary clinic. The goal of the practice will be to increase access to veterinary care for dogs and cats in the area.

As a single doctor practice, the amount of vehicular traffic that will be generated will be 3-4 vehicles per hour. Most appointment times will be 15-20 minutes in length. Patients needing more thorough work-ups or surgery will be scheduled as morning drop-offs and will be picked up in the afternoon.

Site appropriateness

The location is currently setup as an office space with sealed concrete floors. The current floorplan combined with the sealed concrete floors make it ideal for a veterinary clinic. No construction or permanent alterations are needed to be used as a veterinary clinic.

Community Support

As a Carver resident and homeowner, myself, I would not be pursuing a Special Use Permit without the support of the community. I have engaged with the Carver Neighborhood Association (Carver Area Civil Improvement League - CACIL) about the SUP and my planned use of the property. I have presented to both the CACIL Executive Board on 5/21/19 and to the general CACIL membership on 5/28/19. Both passed unanimous votes of support.

I have also communicated with each property owner within the 150ft radius of 1217 W Leigh Street and have not been met with opposition.

In addition, I have discussed this SUP with the area's City Council Representative – Councilwoman Kim Gray, and have received her support.

City Charter Conditions

The Special Use Permit being submitted for 1217 W Leigh Street meets all City Charter conditions and the proposed special use will not:

- a. **be detrimental to the safety, health, morals and general welfare of the community involved.**

The SUP will allow for a veterinarian to provide services to the community. There is no evidence that veterinary clinics increase crime, create safety hazards, or jeopardize the health of the community. By allowing a low-cost clinic to operate in this area, it will likely decrease health risks to the general public by increasing the up-to-date vaccination status of animals and by preventing the spread of zoonotic disease.

b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

The current parking available is 1 hour parking without a permit. Patients will be scheduled in 15-30 minute appointment slots. Any patients needing longer care will be seen on a drop-off basis. This results in 3-4 clients seen per hour at most. Attached to this application packet (folder on thumb drive) are pictures of the parking areas on Leigh Street, Norton Street, Harrison Street, and Clay Street at 8:00AM, 12:00PM, and 6:00PM. These pictures demonstrate that the current parking available will more than allow for 3-4 additional cars per hour without creating congestion.

c. create hazards from fire, panic, or other dangers.

There will not be any equipment that increases the risk of fire within the building. A security system will be installed with window/door sensors, motion detection, and video monitoring to deter any possible property crime. All medications will be stored in a locked safe.

d. tend to cause overcrowding of land and undue concentration of population.

A waiting room is part of the floorplan and will provide enough space for the 3-4 clients seen per hour and prevent any crowding of sidewalks or streets.

e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

The Special Use Permit will not result in any adverse effects to these items.

f. interfere with adequate light and air.

There will be no changes to the exterior or the footprint of the building that would result in changes in adequate light. The clinic will not produce any substances that would impact the air outside of the building.