



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: 2100 West Cary Street

Date: JAN. 21, 2020
~~Nov. 13, 2019~~

Tax Map #: W0000942020 Fee: \$1,800- Commercial less than 5,000 sq ft

Total area of affected site in acres: 0.115 total acres

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

Zoning

Current Zoning: R-63 Multifamily Urban Residential District

Existing Use: Mixed-use development under construction

Proposed Use

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

Mixed-use with added retail use to be included with other permitted uses on the ground floor.

Existing Use: New construction in process, residential mixed-use.

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: 2100 W Cary Street LLC

If Business Entity, name and title of authorized signee: Cory Weiner, 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: PO Box 14609

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 347-3251 Fax: ()

Email: cwperformancegroupllc@gmail.com

Property Owner Signature: Cory Weiner

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)



January 21, 2020

Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
mark.olinger@richmondgov.com

Re: 2100 W Cary (R-63) Applicant's Report for Special Use Permit

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the property at 2100 West Cary Street. With this application the property owner, 2100 W Cary Street LLC, and the tenant are petitioning City Council for a SUP to allow an additional use in the R-63 District. This would designate the roughly 1,500 square feet of ground floor commercial space as retail.

Site

The property W0000942020 is located at the northwest corner of the West Cary and Rowland Streets intersection in the Near West Planning District. The property has a land area of 5,000 square feet. The property is currently improved with a 3-story new construction mixed-use building with active frontages facing both streets. The first floor is composed of the street level commercial space and a residential unit. There are 4 units in total.

The corner lot on this block at Shields, 2128 West Cary, is also a 4-unit multi-family with retail. A SUP was granted in 2017 for it to be built.

Zoning

The property is currently zoned R-63 Multifamily Urban Residential District, which allows for some commercial uses and a variety of residential units. Live work units are also allowed. In addition, the permitted principal uses on corner lots for this zoning district include art galleries, barbershops, laundromats, grocery stores, and restaurants, delis, cafes, etc.

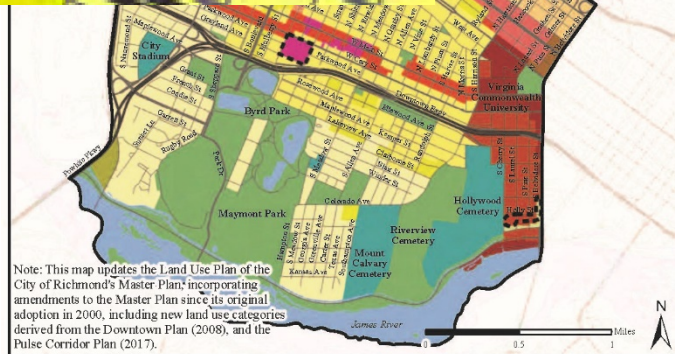
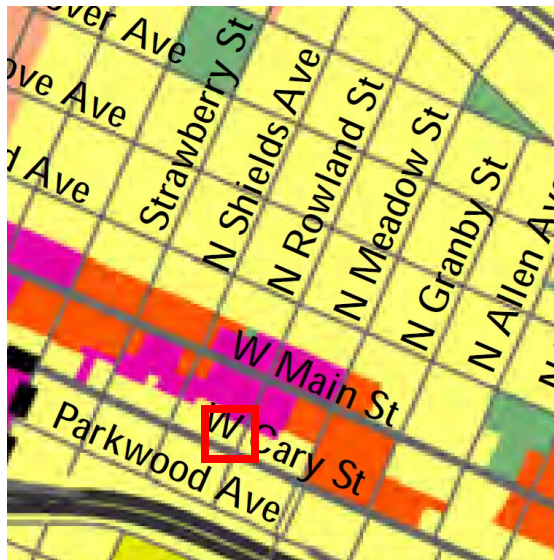


Per the current zoning ordinance:

“The intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.”

Master Plan Future Land Use

The 2000 Richmond Master Plan labels this parcel as Single Family Medium Density for future land use planning. One block away, West Main Street has Mixed-Use and Community Commercial designations.



Note: This map updates the Land Use Plan of the City of Richmond's Master Plan incorporating amendments to the Master Plan since its original adoption in 2000, including new land use categories derived from the Downtown Plan (2008), and the Pulse Corridor Plan (2017).

Near West Planning District

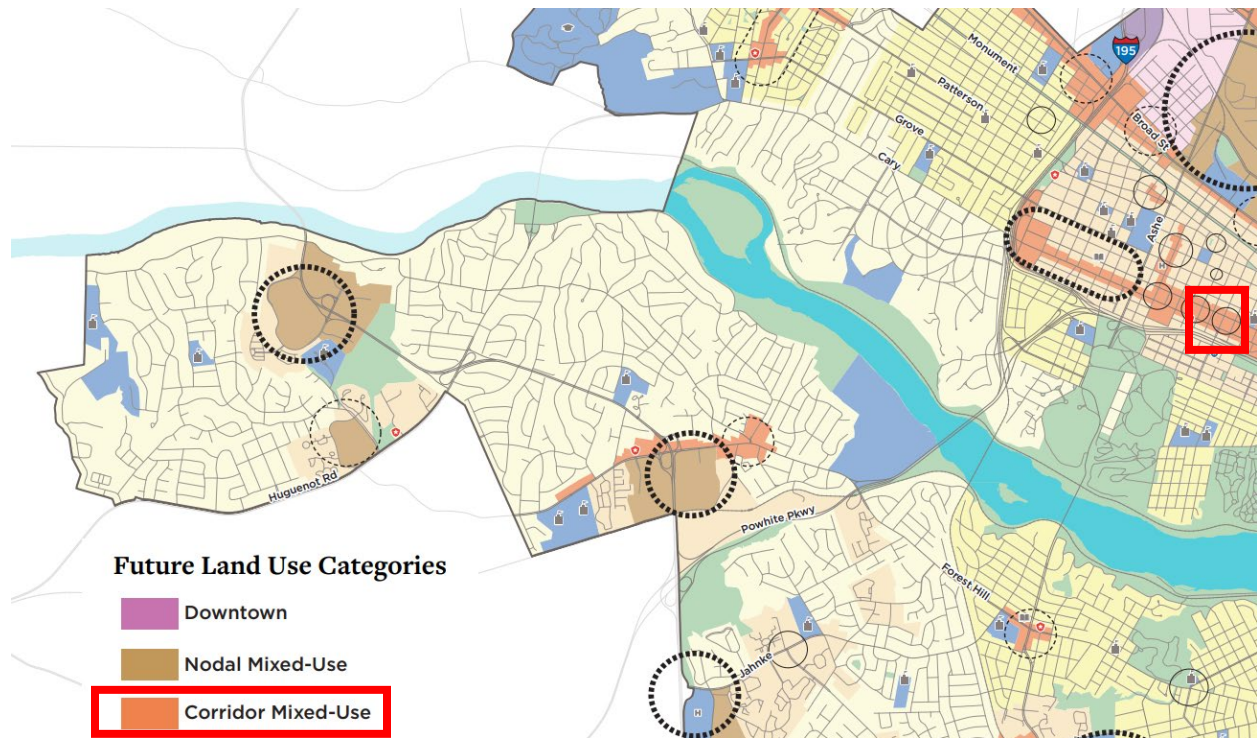
Land Use Plan

	Single-Family (Medium Density)
	Multi-Family (Medium Density)
	Multi-Family (High Density)
	Community Commercial
	Neighborhood Commercial
	General Commercial
	Mixed Use
	Transitional Office
	General Office
	Industrial
	Institutional
	Public & Open Space
	Downtown Civic Area
	Downtown General Urban Area
	Downtown Urban Center Area
	Corridor Mixed-Use
	Industrial Mixed-Use
	Neighborhood Mixed-Use
	Nodal Mixed-Use
	Transitional
	Housing Opportunity Area

Department of Planning
& Development Review
Created November 2000
Updated September 2017

A 2007 City initiated change changed this portion of the Cary Street corridor to the current R-63 Multifamily Urban Residential District, which allows for some commercial uses.

The drafted Richmond 300 Master Plan, which is in the process of approval for 2020, designates this parcel and most of West Cary Street as Corridor Mixed-Use.



Proposal

There are no physical changes to the property under this special use permit application. This is a request for an additional use of retail.

PlantBar (plantbar.net) is setting up shop in the commercial space as a café under a tenant fit up building permit BLDC-064400-2019. This is their first Richmond location, the first being in the Virginia Beach area. The café will serve customers who wish to create custom terrariums and potted plant arrangements in a class environment. Shelved for-purchase scratch materials will share the space with the workshop tables.

R-63 permits PlantBar to operate as a café. The property owner and tenant are requesting the approval of a formal retail designation should the business concept change to a standalone retail store selling plants and potting material.

PlantBar has an ABC license for the hours of 11am to 9pm. Customers will most likely use ride share in the evening hours or park during daytime business hours when street parking is more ample.

This use is passive in nature and should not activate the area any more than the permitted uses in this district. Multiple similar low intensity retail spaces exist on the 1900 through 2600 blocks of West Cary including a pottery studio, bicycle repair shop, hair studio, thrift store, tobacco shop and paint store. Each supports the immediate Fan neighborhood and fosters a pedestrian environment.

Neighborhood Communication

The proposed request for a special use permit was presented to the Uptown Neighborhood Association at the November 12, 2019 meeting. The Association voted unanimously in favor for the request and a letter of support is enclosed. Stephanie Lynch, who will represent the 5th voter district, was present and showed support.

City Charter Conditions

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project 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 overcrowding of land and cause 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.

Thank you for your consideration of this special use permit request. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosure: application form, fee payment, plat, floor plans, neighborhood letter of support

cc: Gabi Syska, Markham Planning
Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Stephanie Lynch, Councilwoman for the 5th Voter District
Kevin Daley, Uptown Association
Corey Weiner, 2100 West Cary Street LLC
Kelle and Elizabeth Ryan, PlantBar