

9798



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 811  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondva.gov/>

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AUG 04 2015  
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: 1400 Boulevard

Property Address: 1400 N. Boulevard, Richmond, VA

Tax Map #: N000159800

Fee: \$2400

Total area of affected site in acres: 0.418 acres

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: M-1, N0001598001

### Proposed Use

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

Existing Use: RETAIL/PRODUCTION

Is this property subject to any previous land use cases?

Yes No

COMMERCIAL SPACE AND RESIDENTIAL UNITS

If Yes,  please list the Ordinance Number:

Applicant/Contact Person: Jeff Bunch

Company: Urban Core Construction

Mailing Address: 409 E Main St.

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 971-5590

Fax: ( )

Email: J.Bunch@urbancoreva.com

Property Owner: ACT Partners LLC

If Business Entity, name and title of authorized signer: David P Graham Partner

(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: 837 Riverside Dr

City: LANEXA

State: VA

Zip Code: 23089

Telephone: (804) 966-7679

Fax: ( )

Email: \_\_\_\_\_

Property Owner Signature: David P. Graham

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)

UrbanCore Development, LLC  
409 E Main St #100  
Richmond, VA 23219  
Tel 804-937-0236  
www.urbancoreva.com



LAND USE ADMINISTRATION

## **Applicant Report: 1400 N Boulevard SUP Application**

We have submitted an application for a special use permit for the project located at 1400 N Boulevard. This project would take the current building and invest about 1.2 million in development costs to turn the building into a mixed use property with 11 apartments on the second floor and 3 retail units on the ground floor. Here are some key points that I would like to point out.

1. The non-residential portion of the development will most likely have operating hours between 8am and 10pm. We anticipate that these units will each employ from 2-3 people for a total number of anticipated employees between 6 and 9.
2. We anticipate that for the commercial portion of the building that there will be little or no noticeable increase in the vehicular traffic over the current tenant use. The residential portion of the building will have create a need for a few more vehicles, but since that need will alternate with the need of the commercial spaces, we believe that the the parking onsite will be sufficient to cover the need of the residences i.e. the commercial tenants need parking in the day, and the residential tenants need parking at night.
3. We have designed an exterior layout that takes advantage of the opportunity for some residential outdoor deck space above some of the parking as well as a rear outdoor patio area for the residences to share. We feel like outdoor space is important to have in any mixed use development, and we incorporated as much of it as we could. The surrounding area has been developing with lots of apartments and new commercial and we feel like this development adds some walkability and new commercial services to the area which will serve the growing number of residences that the area has seen.
4. In addressing the City Charter, within our plan we make sure that we do the following items:
  - a. We will make sure to abide by all building, and health codes to make sure that we in no way are detrimental to the safety, health, morals, or general welfare of the community.
  - b. We have a plan for the safe movement of traffic both vehicular and human through our parking area so that we do not create congestion on the streets, roads, alleys, or other public ways and places that surround the site.
  - c. We will follow all building and architectural codes to avoid any hazards from fire, panic, or other dangers.
  - d. We have planned out the project so not to cause overcrowding of land and an undue concentration of population.
  - e. Our project should not have any adverse affect on public schools, parks, playgrounds, water supplies, etc.
  - f. We have planned to make sure that we do not interfere with adequate light and air
5. This plan will increase the utility of this building, bring new life to the northern end of the boulevard, and add some commercial density as well as residential density to a growing area that has a need for retail services within walking distance of a large number of residential units. During the development process there will be a focus on safety and security as well as community.