



# 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/>

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JAN 19 2016

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: Nexus - a residential condominium Date: 1/14/2016

Property Address: 2723 E. Cary Street, Richmond 23223 Tax Map #: E0000443001

Fee: \$2,400 Total area of affected site in acres: 0.290  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: M2

Existing Use: Vacant  
Is this property subject to any previous land use cases?  
 Yes  No

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

### Proposed Use

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

15 unit residential condominium

**Applicant/Contact Person:** David Johannas

Company: 2723 E. Cary, LLC

Mailing Address: 1649B W. Broad Street

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 358-4993 Fax: ( )

Email: dave@johannasdesign.com

**Property Owner:** Pear Street, LLC

If Business Entity, name and title of authorized signer: David S. White - 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: 1723 PARK AVE

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 237-8240 Fax: ( )

Email: DWhite@swa-co.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)

# SPECIAL USE PERMIT

## APPLICANT'S REPORT

2723 E. Cary Street  
Richmond, VA 23219

Tax Map: E0000443001

### ***Project Overview:***

The subject property for this Special Use Permit is a single parcel located at 2723 E. Cary Street in the Shockoe Bottom/Tobacco Row neighborhood. The total area of the parcel is 0.290 acres. The parcel is currently zoned M-2 Heavy Industrial. The property is bordered by E. Cary, Pear Street and the RR tracks along Dock Street. The surrounding properties are zoned M-2 to the west, M-1 to the East and B-5 to the North.

The property is currently vacant and undeveloped. The proposed development is a small footprint, mid rise residential condominium. It will be comprised of 9 stories of residential floors over 2 stories of partially underground parking. The Cary Street elevation will be 9 stories plus roof access (125.8 feet) above the street and the Dock street elevation will be 11 stories above grade. Off street parking will be provided for all owners.

### ***Intended Occupancy:***

The first six floors of the building will be bifurcated - each floor housing two residential units with an average size of 2,275 square feet each. The top three floors will be reserved for full-floor "penthouse" units of approximately 3,250 square feet. All units will have large balconies ranging in size from 350 to 1,400 square feet. With this scheme, the total number of units will be 15. Parking has been carefully considered. At least two indoor and secure parking spaces for each unit will be provided in partially underground garage facilities.

The units are intended to be owner-occupied at the highest level of the Richmond's residential housing market. The quality of the design, the construction and the amenities will justify our planned pricing which ranges from \$589,000 to \$1.3 million.

We wish to reserve the option, in the event that the market conditions demand, to utilize the first floor north unit, which fronts on E. Cary Street, for commercial uses. We further request that any commercial use be governed by the rights and restriction of the prevailing B-5 zoning consistent with the rest of Cary Street.

Signage shall be in accordance to B-5 zoning.

### ***Neighborhood Context:***

The proposed project will be a visible and distinctive addition to the city's streetscape and its skyline. It will respect the view-shed of the entire community. The project will be a modern structure. It will incorporate an aesthetic design appropriate for the 21<sup>st</sup> century. At the same time it will pay homage to the vernacular of its 18<sup>th</sup> and 19<sup>th</sup> century surroundings.

The building has been designed with full cognizance and adherence to the Downtown Master Plan. The building size and scale is consistent with the surrounding Tobacco Row structures. With a base footprint of about 7,600 square feet it is among the smallest on E. Cary Street. (For example, the Lucky Strike Power Plant is 8,740 square feet plus silo and chimney.) The height is approximately the same as the Lucky Strike Apartment building across the street and it is lower than the other architectural features such as the water tower and smokestack.

The siting of the building is reflective of the other buildings immediately across East Cary Street. The Cary Street façade is designed to respond to the form of the Tobacco Row District. The height, width, proportion and massing are responsive to district structures.

The building will front on E. Cary Street with a lower level façade consistent with the other buildings on the street. On the other three sides setbacks are provided to allow visual and walking access past the building to the park and the river. The east side of the building, in particular, will provide space to facilitate a pedestrian connection to and from Libby Hill, Shiplock Park, the river and the Capital Bike Trail.

### ***Appropriateness:***

This project will bring new residents to an already thriving residential area. This owner occupied housing in a predominantly rental market will contribute and enhance the diversity of the area. These new residents will contribute to the existing walkable, welcoming environment. With good foot traffic, the project will facilitate patronage of the local commercial establishments. The project will have a positive, low-impact effect on the surrounding neighborhood.

In compliance and in consideration of the City Charter this project will NOT:

- *Be detrimental to the safety, health, morals and general welfare of the community involved* – The project will comply with all national, state and local building codes. It will bring vitality into an area and will benefit from the additional residential and economic activity.
- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved* – The immediate neighborhood is served by multiple surface streets providing good traffic flow throughout and providing easy access to adjacent neighborhoods and interstate highways. The provision of off-street parking spaces will ensure the continued free flow of traffic.
- *Create hazards from fire, panic or other dangers* – The project will be reviewed by the police and fire departments and the construction will be built in compliance with all

national, state and local building codes. In addition, the building will be fully sprinkled. A high-end, owner occupied residential development will improve the overall safety of the area.

- *Tend to cause overcrowding of land and an undue concentration of population* – The project is smaller in size, scale and lot coverage compared to the other buildings in Shockoe Bottom. While 15 additional residential units will contribute to the neighborhood diversity, this small number of units will have minimal impact on the local residential density.
- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.* –The small influx of new residents will contribute to the commercial and entertainment vitality of the immediate area. There are no schools and playgrounds to be effected in the immediate area. Access to and from the Libby Park, Shiplock Park, Capital Bike Trail and other recreational facilities in the area will be facilitated and encouraged by the proposed site development. The water, sewage and other infrastructure is adequate for the proposed use.
- *Interfere with adequate light and air* – The proposed use is smaller and consistent in character with the other dominant structures in the area. The site plan calls for setbacks to ensure adequate visual, light and air easements.

***Project Support:***

The Church Hill Association and the Shockoe Partnership Civic Association have been consulted for review and support of the project. Additionally Partnership for Smarter Growth, Scenic Virginia, Councilperson Cynthia Newbille, Economic and Community Development Director Lee Downey and Chief Administrative Officer Selena Cuffee-Glenn have been consulted. Input and suggestions from all of these sources have been incorporated in the plans. We anticipate receiving formal endorsement from these area leaders and all other effected neighbors. We intend to comply in all respects with the signage, notice and other requirements of the Special Use Permit procedures and expect full cooperation from all constituent parties.