



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: 1101 Arthur Ashe Boulevard Date: February 3, 2020
 Tax Map #: N0001503011 Fee: \$2,400
 Total area of affected site in acres: 0.31

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

Zoning

Current Zoning: TOD-1 (Transit Oriented Development)

Existing Use: Auto Body Repair

Proposed Use

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

Mixed-use development

Existing Use: Auto Body Repair

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 #304

City: Richmond State: VA Zip Code: 23220

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

Email: lory@markhamplanning.com

Property Owner: Warwick Park LLC

If Business Entity, name and title of authorized signer: *[Signature]*, owner A. Ferris Allen, III
[Signature] Hollis K. Allen owner Hollis K. Allen

(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: 1000 Warwick Park Road

City: Richmond State: VA Zip Code: 23231

Telephone: (410) 207 9206 Fax: (301) 857 1377

Email: ferrisafa@aol.com

Property Owner Signature: *[Signature]* Hollis K. Allen

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)



February 10, 2020

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

RE: Applicant's Report for Special Use Permit Application at 1101 North Arthur Ashe Boulevard (Tax Parcel #N0001503011)

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 1101 North Arthur Ashe Boulevard. With this application, Outlier Realty Capital, the contract purchaser and Warwick Park LLC, the owner, are petitioning the City Council for a SUP to authorize a co-living residential building that will contain dwelling uses that do not meet the traditional definition of dwelling units in the City of Richmond's Zoning Ordinance. This will allow for the construction of a new 6-story mixed-use residential development that will offer a wider range of housing types for the Scott's Addition neighborhood.

Site

The property is located between Arthur Ashe Boulevard and Myers Street with frontage on both streets. The property has a land area 13,343 square feet and is zoned in the TOD-1 (Transit Oriented Development) District. The property is currently improved with an auto body repair shop and surface parking lot that has access from curb cuts along both Arthur Ashe Boulevard and Myers Street. The relatively new Starbucks development is located on the adjacent property to the south and the new bowling alley is located on the property across Myers Street.

Proposal

The proposed development consists of a 6-story mixed use building with parking and commercial uses on the ground floor and dwelling uses above. A total of 30 parking spaces will be provided on-site, accessed via Myers Street. The commercial uses and lobby for the residential will front on Arthur Ashe Boulevard, which is designated as a street-oriented commercial street and a priority street on the City's Zoning Map. The dwelling uses would consist of 29 apartments with 5- to 6-bedroom

and a common kitchen and living area. The apartments will be furnished and marketed as co-living accommodations that have become popular in larger cities like New York and Washington DC.

Zoning

The property is currently zoned TOD-1 Transit Oriented Development, which allows for a wide variety of commercial and residential uses. The proposed configuration and occupancy of the dwelling use would not meet the Zoning Ordinance's definition of dwelling unit as there would be more than 3 unrelated individuals occupying each apartment. The Zoning Ordinance has multiple dwelling uses defined; dwelling unit, lodging house, lodging unit, group home, fraternity or sorority house, etc. The proposed development does not meet any one of these definitions exactly. The definition that is the most similar to the proposed development is dwelling unit.

The units will be rented for periods that are not shorter than 30-days. They will contain one kitchen and provisions for living, eating and sanitation, all of which are generally accessible to all occupants of the unit. There are two parts of the definition that are not met in the proposed development. The first is that the units will not be occupied by one family. A family is defined by the ordinance as not more than three unrelated persons or a combination of related and unrelated persons. The proposed units will be occupied by 5 to 6 unrelated persons. The second is that the bedrooms will be able to be locked from the outside and thus the provisions for sleeping would not be generally accessible to all occupants of the unit.

Master Plan

The City's Pulse Corridor Plan recommends Nodal Mixed-Use land uses for the property. The plan encourages higher density and transit-oriented development on vacant or underutilized sites within this designation. This designation also specifies that new development should be urban in form and may be of larger scale than existing context and specifies that buildings should be a minimum of 5-stories. The proposed development would be the higher density called for by the Plan and provide an active streetscape along Arthur Ashe Boulevard. Additionally, by offering a different type of housing, the proposal will increase the variety of housing options available in the City, which is also a goal of the Plan.

Neighborhood Response

The proposed development and the request for a special use permit was presented to the Scott's Addition Business Association at their December 4, 2019 meeting. The Association was generally supportive of the proposal.

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 application. 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,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with a large initial "L" and "M".

Lory Markham

Enclosures

cc: The Honorable Kimberly Gray
Matthew Ebinger, Secretary to the City Planning Commission