

9769



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

RECEIVED

DEC 10 2014

Project Name/Location

Project Name: 320 N. 32nd Street Date: 10/28/2014

LAND USE ADMINISTRATION

Property Address: 320 N. 32nd Street Richmond, VA Tax Map #: E0000731007

Fee: 1800.00 Total area of affected site in acres: _____
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-8

Proposed Use

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

Existing Use: Vacant Lot
Is this property subject to any previous land use cases?

- Yes
- No

See Attached

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Andy Beach

Company: Urban Core Development

Mailing Address: 409 E. Main Street Suite 100

City: Richmond, VA State: VA Zip Code: 23219

Telephone: (804) 212-6515 Fax: ()

Email: abeach@urbancoreva.com

Property Owner: Progress Realty Group

If Business Entity, name and title of authorized signee: Manager Andy Beach *Andy Beach*

Mailing Address: 409 E. Main Street Suite 100

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 212-6515 Fax: ()

Email: abeach@urbancoreva.com

Property Owner Signature: *Andy Beach*

(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)

Applicant Report for 320 N. 32nd Street

The proposed project is situated at the intersection of N 32nd and Marshall Streets in Richmond's St John's Church Old and Historic Neighborhood. The site is currently vacant and is bordered along N 32nd St by large and stately brick masonry homes, some of which have been converted to multi-family, and along Marshall St by smaller, wood framed residences. The corner opposite Marshall St is occupied by a two-story brick masonry building that houses commercial space on the first level with, it appears, residential space above. The property is bordered on the west, rear line by a narrow alley. The project proposal envisions two structures on the available open land. The primary structure is shown as a two-story volume mirroring it's neighbor across Marshall St in program with commercial area on the first floor and two residential apartments above. This structure is intended to front both N 32nd and Marshall Streets and, in the spirit of the property's R-63 zoning, is conceived with a heightened decorative parapet on the corner and recessed corner entry to the commercial area. To the west of this building, the remaining area of the site is proposed to support a two-family attached row-house fronting Marshall St. These additional row-houses increase the property's density beyond that allowed in zoning district R-63, however, it is believed the scale and siting of the two structures in conjunction with each other, along with associated site improvements, maintain the scale and density of the neighborhood and contribute to the new structure's dialog with the existing context. Parking is suggested to be provided at the far west end of the property accessed via the existing alley and its curb-cut. The commercial component will be best suited for a small café, bakery, or grocery store that will provide a nice amenity to the neighborhood. We believe that the special use of this lot speaks to the essence of the R-63 zoning and achieves the desired results of that zoning. It creates a functional density and neighborhood commercial that will complement the surrounding area. Because of the complementary nature of the project to the neighborhood we believe that the project will not be detrimental to safety, create congestion, cause a fire hazard, overcrowd the land or population, adversely affect the area or in any way interfere with adequate light and air.

RECEIVED
DEC 10 2015
LAND USE ADMINISTRATION