



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: 104 West Franklin Street Date: 4/23/2020
Tax Map #: W0000126013 Fee: \$2,400
Total area of affected site in acres: 0.467

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

Zoning

Current Zoning: RO-3

Existing Use: Multifamily

Proposed Use

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

Multifamily
Existing Use: Multifamily

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: Thalhimer Franklin LLC

If Business Entity, name and title of authorized signee: Matthew Raggi

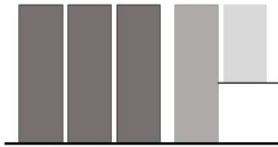
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 11100 West Broad Street
City: Glen Allen State: VA Zip Code: 23060
Telephone: (804) 344-7156 Fax: ()
Email: matt.raggi@thalhimer.com

Property Owner Signature: Matthew J. Raggi

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)



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

May 4, 2020

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

Re: 104 West Franklin Street, Tax Map No. W000-0126/013, SUP Request

Dear Mr. Olinger,

On behalf of the owner of 104 West Franklin Street, please accept this letter as the Applicant's Report for a Special Use Permit request to reduce the required parking for an existing multi-family dwelling. With this application, Thalhimer Franklin LLC is petitioning City Council to reduce the parking requirement for the existing 204 apartments, which are served by both parking on-site and parking located in a surface lot within the block fronting on West Grace Street. The reduction in parking requirement would allow for property to operate independently with the 57 parking spaces available on-site. This would make the surface parking lots located at 104, 108 and 109 West Grace Street available for development in accordance with the recommendations in the Pulse Corridor Plan.

Existing Site Conditions

The subject property is located on the north side of West Franklin Street and is improved with a 204-unit multi-family dwelling with structured parking constructed in 1963. The parcel is 20,325 square feet or 0.467 acres and the seventeen-story building is approximately 147,000 square feet. There are currently 57 parking spaces located on the property. The remaining 88 required parking spaces are located in a surface parking lots at 104, 108 and 109 West Grace Street.

Current Zoning Regulations

The property is located in the RO-3 zoned RO-3 (Residential-Office) and is subject only to the use restrictions generally applicable to that classification which are contained in the Zoning Ordinance. The RO-3 zoning district permits use of the Property as apartments and offices, and such accessory uses as may be applicable thereto.

A Special Use Permit (Ordinance No. 64-161-147, adopted by City Council on June 22, 1964) granted relief from the floor area ratio and yard requirements. There is no proposal to alter the building or the floor area ratio or yards that exist today.

Pursuant to a letter from December 14, 2012, from the City regarding the property, 145 parking spaces are required for the 204 dwelling units. The normal RO-3 zoning would require one space per dwelling unit. However, the adjacent B-4 zoning would not require any parking for the dwelling units as long as there is another principal use located in the building. Even if there were no other principal use, the adjacent B-4 district would require 51 parking spaces.

City's Master Plan for Future Land Use

The City's Pulse Corridor Plan recommends Downtown Mixed-Use land uses for the property. The plan encourages higher density and transit-oriented development on vacant or underutilized sites within this designation. Specifically, for the Arts District Station Area, the Plan recommends encouraging and supporting the redevelopment of surface parking lots into uses that support transit. In order to encourage these redevelopments, the plans specifically states that in Downtown Mixed-Use areas:

- "Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees"
- "Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated."

The proposal to reduce the parking requirement for this existing building is directly in keeping with these recommendations in the Pulse Corridor Plan and will allow for the elimination of a surface parking that currently serves as a principal use.

Neighborhood and City Communication

A pre-application meeting was held with Planning & Development Review on March 30, 2020. We have a request in to the Downtown Neighborhood Association to present the proposal at their next available meeting.

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 rezoning 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,

A handwritten signature in cursive script, appearing to read "Lory Markham".

Lory Markham

Enclosure: application form, fee payment, existing survey

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Kimberly B. Gray, 2nd Voter District
Matthew Raggi, Thalhimer
Gabi Syska, Markham Planning