



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: 1330 N 25th Street Date: _____
Tax Map #: E0000618001 Fee: _____
Total area of affected site in acres: 1.963

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

Zoning

Current Zoning: B-5

Existing Use: Mixed-Use

Proposed Use

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

Installation of a walk-up ATM
Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

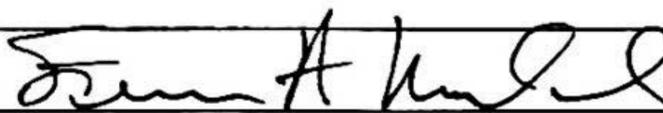
Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: (864) 377-9140 Fax: ()
Email: will@bakerdevelopmentresources.com

Property Owner: CHURCH HILL NORTH HOLDINGS LLC

If Business Entity, name and title of authorized signee: _____

(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 W BROAD STREET
City: GLEN ALLEN State: VA Zip Code: 23060
Telephone: () Fax: ()
Email: _____

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)

APPLICANT'S REPORT

February 24th, 2023

*Special Use Permit Request
1330 N 25th Street, Richmond, Virginia
Map Reference Number: E000-0618/001*

Submitted to: **City of Richmond**
Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by: **Mark Baker**
Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1330 N 25th Street (the "Property"). The SUP would authorize the installation of a new walk-up ATM in the retail space fronting Fairmount Avenue. While the use of the retail space as a bank is permitted by the underlying B-5 Central Business District, the proposed walk-up ATM is not and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the corner of 25th Street and Fairmount Avenue and is currently improved with a mixed-use building, constructed in 2019, which includes a first-floor grocery use and apartments above. It is referenced by the City Assessor with a tax parcel number of E000-0618/001 and includes roughly 85,490 square feet of total lot area.



The Property is improved with a four-story, mixed-use building and accessory parking constructed in 2019. According to City Assessor's records, the residential portion of the building contains apartments totaling roughly 46,000 square feet of floor area while the commercial portion of the building contains, among other things, the Market at 25th, the VCU Health Hub, and roughly 37,122 square feet of floor area.

The Property lies within the N 25th Street commercial service corridor at the intersection of N 25th Street and Nine Mile Road. Moving west, along Fairmount Avenue, there are a mixture of dwellings and commercial uses.

Residential properties in the immediate vicinity area are developed with a range of uses and forms though single-family dwellings, both attached and detached make up a large portion of these properties.

EXISTING ZONING

The Property and the adjacent properties to the east are zoned B-5 Central Business, which permits the proposed bank use. Properties to the south, along N 25th Street are zoned B-2 Community Business. Moving west, along Fairmount Avenue, parcels are zoned R-6 Residential while to the north, across T Street, lies a R-5 Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends "retail/office/ personal service" as a primary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access." Furthermore, Richmond 300 guidance also recommends "ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged." Additionally, the Property is located in the 25th/Nine Mile Neighborhood Node which suggests an area that "offers goods and services to nearby residents, employees, and visitors."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 86 (High Quality Places Chapter), Objective 3.1, to "support the growth of jobs and housing in Nodes by using placemaking, clustering community-serving facilities at nodes,"
 - b. Co-locate, consolidate, and modernize community-serving public facilities, and locate them in or near Nodes.
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The SUP would permit the installation of a walk-up ATM along the Fairmount Avenue frontage of the Property. The applicant is occupying the existing retail space with a bank, as permitted by the underlying zoning, however, as the walk-up ATM is not permitted, a SUP is required.

PROJECT DETAILS/DESIGN

The Property owner is proposing to upfit the existing, approximately 2,400 square foot commercial space for a local bank. As part of this upfit, the tenant is proposing to install a walk-up ATM on the terrace along the Fairmount Avenue frontage. The ATMs location permit pedestrians easily access the structure and would help to activate the intersection of Fairmount and 25th Street. The proposed ATM would utilize the easternmost window bay and replace the window with the ATM and require screening of the interior. No changes are proposed to the other windows or the structure of the building.

The proposed design would be compatible with the existing fabric of the block and would allow for the tenant to better utilize the building as a bank. The proposed design allows for the utilization of an existing building in the neighborhood while also addressing the pedestrian realm and increasing the functionality of the overall commercial use. The extremely minimal intrusion into the structure, with just the replacement of a pane of glass, protects the structure while allowing for a simple replacement should another tenant occupy the building in the future.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the existing use of the Property. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts and add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods as the proposed ATM will only be accessible on foot.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected.

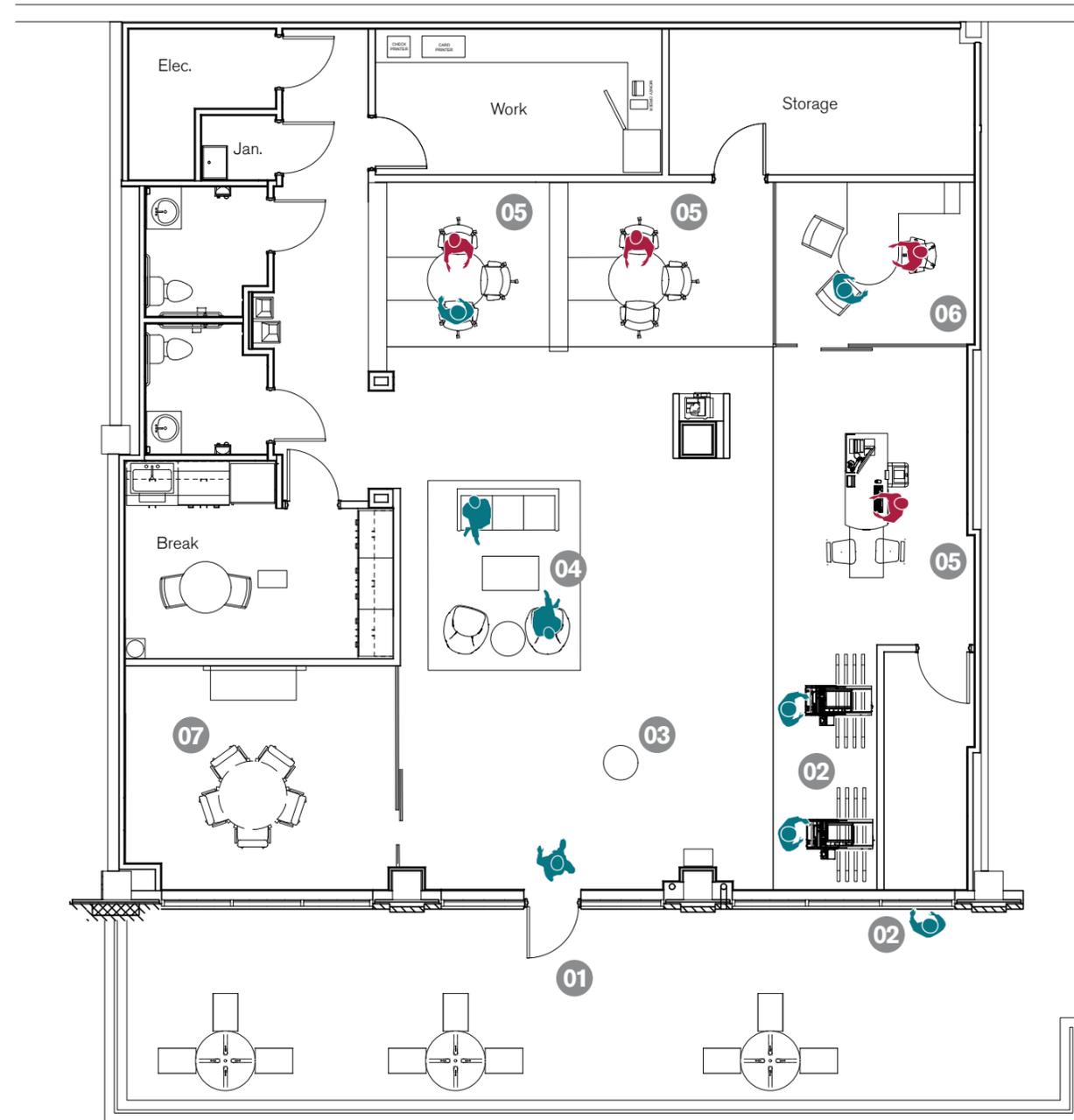
Summary

In summary we are enthusiastically seeking approval for the installation of a walk-up ATM on the Property. The SUP represents an ideal use of an existing building in a manner which would enhance the pedestrian realm as supported by the Richmond 300 plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction a quality product which is consistent with the existing uses found in the area and the current Master Plan guidance.

Schematic Plan

- 01 Entry
- 02 ATM Plus
- 03 Greeting Podium
- 04 Opt-In Seating
- 05 Dialogue Station
- 06 Office
- 07 Conference Room

SCALE PEOPLE KEY	
	Staff
	Consumer



NOTE: All illustrations, schematics, drawings, call-outs, dimensions, specifications and other details represent design intent and concept only. They are not to be used for architectural, engineering, or construction purposes.



Master Signage



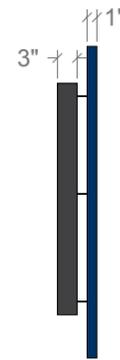
TOTAL SF: 57'

FRONT VIEW

MASTER SIGNAGE

Channel lit letters.
Backer panel painted SW6524
Commodore, or similar.

Final specs & details to be coordinated
with signage vendor.



SIDE VIEW



ENVIRONMENTAL ELEVATION

ATTACHED SIGNS

- **Formula for square feet** (Max. Sq. Feet: Main ID & Secondary Signs):

Types of permitted signs. Wall, proj signs, suspended, awning, canopy, subject to restrictions set forth in this section. The agg area of all signs directed toward or intended to be viewed from any st ftg shall not exceed 2sf/lf of lot ftg along the st nor 300 sf for each st ftg

Exterior ATM Surround

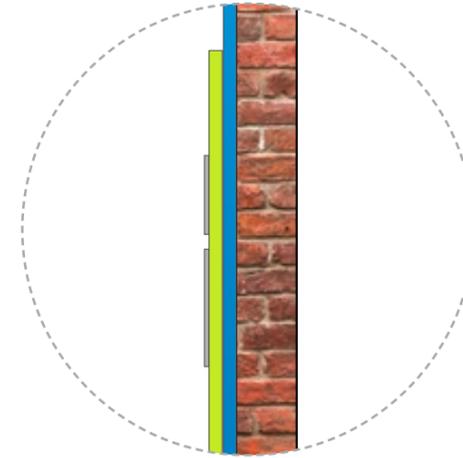


FRONT VIEW

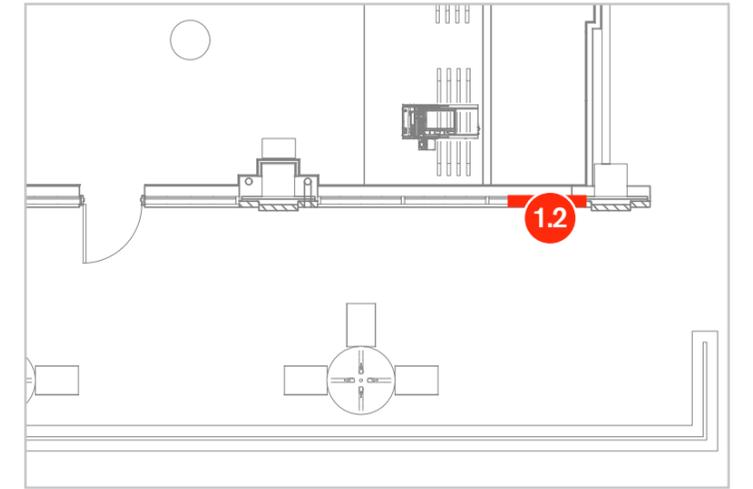
LOGO
Push-thru illuminated
letters and logo.

BACKER PANEL
Dimensional ATM surround.
Face painted SW6524 Commodore,
or similar.
Edges painted to match PMS 388c.
Halo lit.

BACKER PANEL
Direct printed exterior-grade vinyl
wrapped backer panel.



SIDE VIEW DETAIL



PLAN VIEW



REFERENCE IMAGE