

Applicant's Report

2820 W. Cary Street Special Use Permit Amendment

James Rosendale, Managing Member, Cary Street Properties, LLC

Cary Street Properties, LLC, the owner of 2820 W Cary Street, is seeking an amendment to Special Use Permit No. 92-169-108 dated May 26, 1992. The requested amendment is to Section 3.C. of the special use permit. Section 3.C outlines the structure should be used as a shopping center, the minimum number of shop spaces in the shopping center, and the allowable uses of the shop spaces.

Current Section 3.C of Special Use Permit No. 92-169-108:

(c) That the existing structure located at 2820 West Cary Street may be utilized as a shopping center containing at least three separate shop spaces, substantially as shown on the attached plans and as described in the applicant's report. Uses within the shopping center shall be limited to those uses permitted within the Urban Business Zoning District as specified in the City of Richmond Zoning Regulations, with the exception that restaurants, food stores, theatres, lodges, club meeting places, and auditoriums or assembly halls shall not be permitted, provided that no more than one "specialty food store" shall be permitted;

Proposed amendment to Section 3.C:

(c) That the existing structure located at 2820 West Cary Street may be utilized as a shopping center. Uses within the shopping center shall be limited to those uses permitted with the Urban Business Zoning District as specified in the City of Richmond Zoning Regulations.

Cary Street Properties, LLC took ownership of 2820 West Cary Street in 2005 and has hosted a stable base of tenants over the years. We take great pride in the condition and maintenance of the property and believe the opportunity and value we offer our tenants is rare in Carytown. Our tenants enjoy available street parking and the proximity to the Colonial Avenue City Parking Deck make our property a convenient destination for our tenant's customers. As the richness and diversity of Carytown has evolved over the years, so has the mix of potential tenants seeking space in our property. The limitations on the property's use outlined in the 1992 Special Use Permit seem less relevant today.

Today, visitors to Carytown arrive with a wide variety of interests and tastes. The use limitations outlined in Section 3.C hamper our ability to market our property to tenants hoping to meet the demand of Carytown shoppers.



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.richmondva.gov/>

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: 2820 West Cary Street Date: 9/11/2019
 Tax Map #: W0001243030 Fee: \$1800.00
 Total area of affected site in acres 0.126

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

Zoning

Current Zoning: UB-PO2 - Urban Business-Parking Overlay

Existing Use: Retail/Hair Salon/Specilty Food/Offices

Proposed Use

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

Permit ONIGIRI RVA to use the street entrance to it's own space and operate independently.

Existing Use: ONIGIRI RVA is operating as part of the Tokyo Market. Customers access ONIGIRI RVA through the Tokyo Market.

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: James Rosendale

Company: Cary Street Properties, LLC
 Mailing Address: 3201 Patterson Ave
 City: Richmond State: VA Zip Code: 23221
 Telephone: (804) 239-8714 Fax: ()
 Email: rosenja@verizon.net

Property Owner: Cary Street Properties, LLC

If Business Entity, name and title of authorized signer: James Rosendale, Managing Member

(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: 1635 W. Grace Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 239-8714 Fax: ()
 Email: rosenja@verion.net

Property Owner Signature: James Rosendale

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)

The most immediate impact of our proposed amendment will be to our newest tenant ONIGIRI RVA. In April 2019, ONIGIRI RVA leased Unit C facing Colonial Avenue. Due to the Special Use Permit limitations on specialty food stores, ONIGIRI RVA is currently operating its sales as part of the Tokyo Market located in Unit B (diagram page 3). All customers use the Tokyo Market entrance to Unit B to access ONIGIRI RVA through an adjoining doorway. The Tokyo Market has been a tenant since 2005.

The proposed amendment to Section 3.C would permit ONIGIRI RVA to operate independently by leveraging the street entrance to Unit C. This change should improve the viability and potential success of both businesses.

ONIGIRI RVA

ONIGIRI RVA is a carry out, specialty food store that specializes in selling packaged Japanese Onigiri rice balls. In addition, Onigiri RVA sells packaged kimchi, cucumber, okra, radish and seaweed salads. They advertise as a “grab and go” specialty food store and are not a sit-down restaurant. Limited seating is provided for customers as they wait for their orders to be assembled. They do not have a stove on premises and all food items are served refrigerated. Waste generated by the business should be similar to previous uses of the space that included the original location of Carytown Cupcakes. Onigiri RVA will use the existing trash bins located on the easement at the north end of the building.

Hours of operation for Onigiri RVA:

Tuesday-Saturday 11:00AM to 7:00PM

Sunday 11:00AM to 5:00PM

Closed Mondays