



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.richmond.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: 1100 Geman School Road, Richmond VA 23225 Date: June 2, 2017
 Tax Map #: C0050603045 Fee: \$1,800
 Total area of affected site in acres: 7.154

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

Zoning

Current Zoning: R-3 (Single Family Residential District)

Existing Use: Elderly Housing Facility

Proposed Use

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

Existing Use: 121 units

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: 85-193-244

Applicant/Contact Person: Zach Hopkins

Company: NIC 9 Heritage Oaks Owner LLC
 Mailing Address: c/o Fortress Investment Group LLC, 1345 Avenue of the Americas, 45th Floor
 City: New York State: NY Zip Code: 10105
 Telephone: (682) 365-1502 Fax: ()
 Email: zhopkins@fortress.com

Property Owner: NIC 9 Heritage Oaks Owner LLC

If Business Entity, name and title of authorized signee: Jane Ryu, Chief Executive Officer

(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: c/o Fortress Investment Group LLC, 1345 Avenue of the Americas, 45th Floor
 City: New York State: NY Zip Code: 10105
 Telephone: (212) 479-5270 Fax: ()
 Email: jryu@fortress.com

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)

June 2, 2017

FORTRESS INVESTMENT GROUP
1345 AVENUE OF THE AMERICAS
45TH FLOOR
NEW YORK, NY 10105

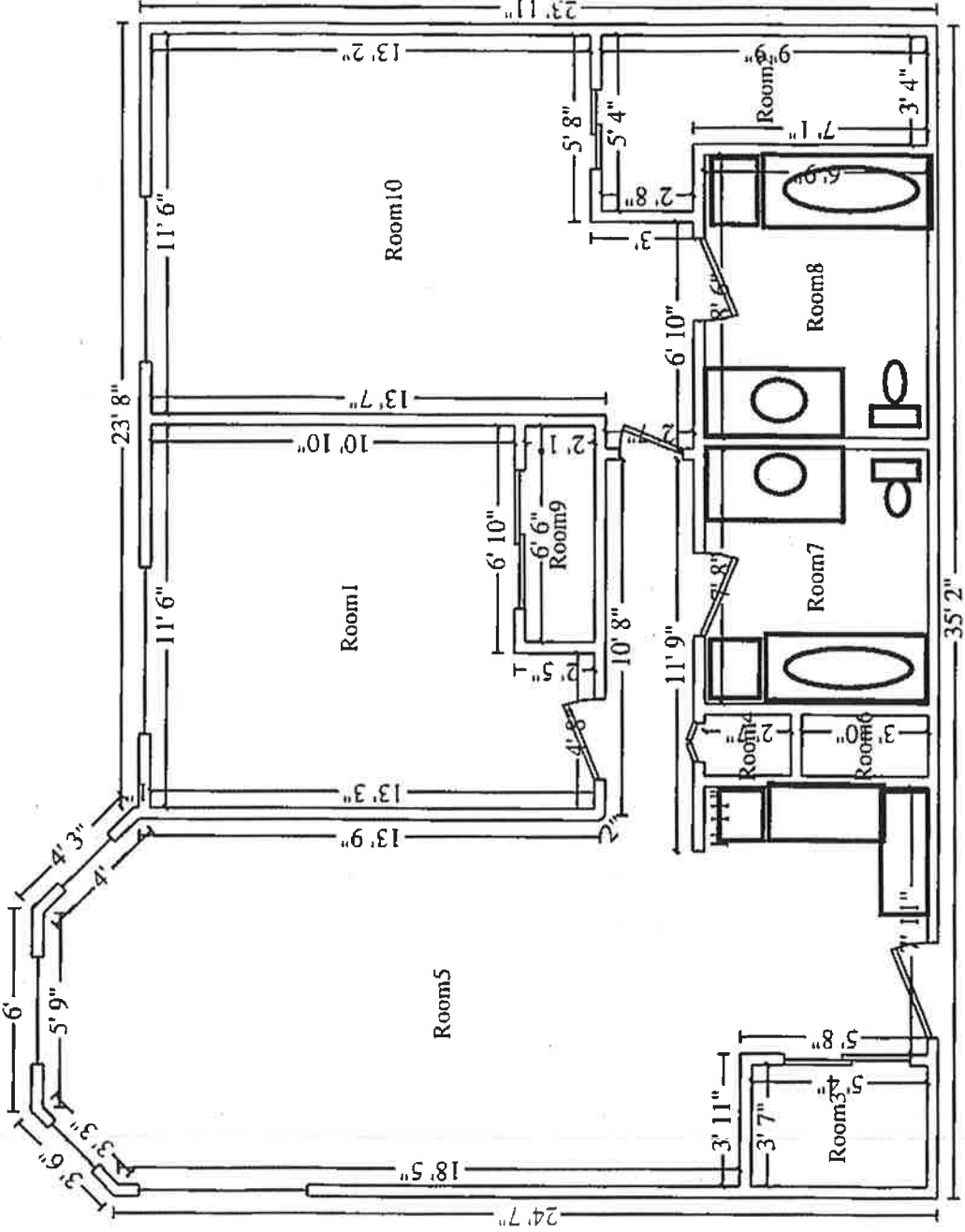
TO WHOM IT MAY CONCERN:

As the owners of NIC 9 Heritage Oaks Owner LLC (dba Heritage Oaks), a senior living community located at 1100 German School Rd, Richmond VA; we would like to amend the existing Special Use Permit (SUP) which currently allows for 121 elderly care apartments to be increased to count of 133 elderly care apartments. We are not looking to add any addition construction to the exterior of the building. All construction will be interior. Of the 23 available 2-bedroom apartments in the property, we are looking for the opportunity to convert 12 of the 2-bedrooms to 1-bedroom/1 studio, over time.

We appreciate the consideration.

Sincerely,

Zach Hopkins
Vice President
Fortress Investment Group



30? on site.
 44 → ? SUP
 121

↓ parking → 4 bed
 → 121

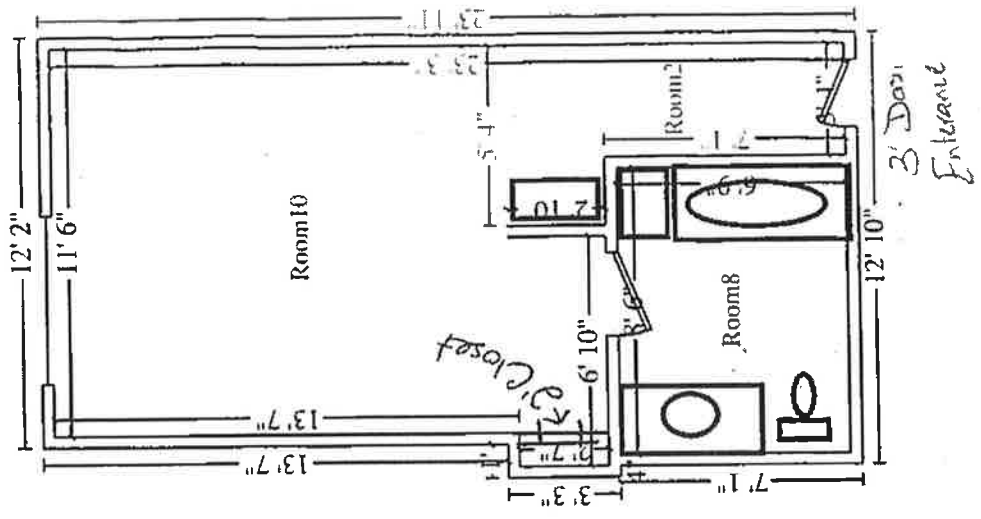
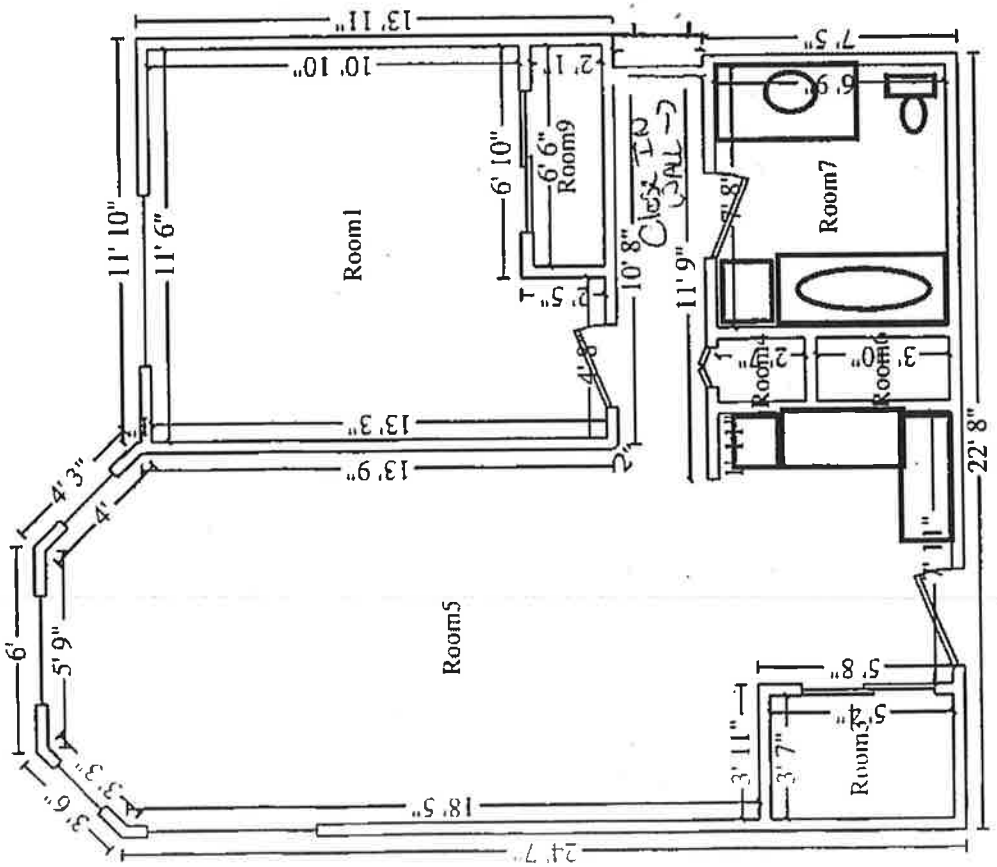
X = 30 required?

2 Floors

1st Floor. → 32604 ≈ 97812 sqft.
 6 121 ROOMS
 44 SPACES?

Refer

Apt. =
Floor located = 2nd level.
? Parking =
AA?



Aster