



Application for **REZONING/CONDITIONAL REZONING**

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/>

RECEIVED

SEP 16 2016

RZON 006357-2016

Project Name/Location

LAND USE ADMINISTRATION

Project Name: Statement Brewery

Date: September 12, 2016

Property Address: 3022 West Broad Street

Tax Map #: N000-1588/024

Fee: \$1,500.00

Total area of affected site in acres: 0.598 Acres

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-3 General Business

Proposed Zoning/Conditional Zoning

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

Existing Use: Bank

Is this property subject to any previous land use cases?

Yes No

B-7 Mixed-Use Business

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Andrew M. Condlin, Esquire

Company: Roth Doner Jackson Gibbons Condlin, PLC

Mailing Address: 919 East Main Street, Suite 2110

City: Richmond

State: VA

Zip Code: 23219-4625

Telephone: (804) 977-3373

Fax: (804)

441-8438

Email: acondlin@rothdonerjackson.com

Property Owner: Summitbrew LLC

If Business Entity, name and title of authorized signee: Jay Shah, Manager

(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: 2000 Ware Bottom Spring Road

City: Chester

State: VA

Zip Code: 23836

Telephone: (804) 777-9000 x109

Fax: ()

Email: jay@shaminhotels.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.)

919 East Main Street, Suite 2110, Richmond, VA 23219-4625
(804) 441-8440 (main) - (804) 441-8438 (fax)
www.rothdonerjackson.com

Andrew M. Condlin
(804) 977-3373 (direct)
acondlin@rothdonerjackson.com

September 16, 2016

BY HAND DELIVERY

Ms. Lory Markham
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Rezoning: 3022 West Broad Street

Dear Lory:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from B-3 General Business to B-7 Mixed-Use Business in order to facilitate the development of a brewery with an accompanying restaurant use at 3022 West Broad Street (the "Property"). The Property is located on the north side of West Broad Street at the corner of Summit Avenue and contains 0.598 acres of lot area. The Property is occupied by a one story building containing approximately 9,980 square feet of floor area, with some accessory buildings. The building has been occupied as a bank since its construction in 1948.

The Property is zoned B-3 General Business, which only permits small-scale breweries as an accessory use in conjunction with a restaurant. As a result, parking is required for accessory breweries at the same rate as restaurants at one space per 100 square feet of floor area. While a restaurant is contemplated in conjunction with the proposed brewery in this instance, at over 4,000 square feet in floor area, the brewery would be rendered infeasible by that parking requirement. The proposed B-7 Mixed-Use Business District permits breweries producing not more than 100,000 barrels of beer per year as a principal use. As a principal use, the brewery would be required to provide parking based on the number of employees and vehicles used therewith – the same standard other breweries in the vicinity are required under the predominant M-1 Light Industrial zoning. Therefore, a rezoning to the B-7 Mixed-Use Business classification is requested.

The Master Plan recommends "General Commercial" for the Property, which suggests a broad range of office, retail and general commercial uses are appropriate. The B-7 district is consistent with this classification as its intent is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The B-7 district and proposed development are also consistent with the Master Plan land use goals and city-wide land use strategies which suggest, among other things, that vacant or underutilized sites should

Ms. Lory Markham
September 16, 2016
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be developed with productive land uses of high quality, thereby enhancing commercial and economic development opportunities.

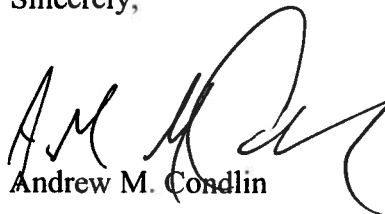
While not complete, it is anticipated that the long-range plan for the Broad and East Main Street corridors along the future route of the GRTC Pulse: Bus Rapid Transit (BRT) system will share elements that are consistent with the intent of the B-7 district while potentially permitting more intense development based on transit oriented design principals. Elements of the B-7 district intent including, but not limited to, promoting mixed-uses, encouraging an active and safe pedestrian environment, and ensuring an appropriate mixed-use character through fenestration requirements and certain form-based requirements, are likely to be reflected in the recommendations of the study. As a result, the proposed B-7 district will likely be more consistent with the findings of the study than the existing B-3 district, which is more suburban in character.

The properties to the north are zoned M-1 Light Industrial and are designated "Industrial" in the Master Plan. Properties, to the east, west across Summit Avenue, and south across West Broad Street are zoned B-3 General Business and designated "General Commercial" in the Master Plan. The zoning designations for many of these properties will likely change as a result of the continued development of the long range planning process by the City and the BRT. This request will serve as a transition as well as set the standard for future development in the area.

The availability of tax credits for the renovation of the existing structure ensures that appropriate design control will be provided through the State and Federal review of tax credit applications. The B-7 district also includes "form-based" requirements, such as building façade fenestration, maximum setbacks, and restrictions on the location of parking areas, which address concerns over mixed-use design and character. To the extent that any portion of the Property may be redeveloped in the future, the B-7 district's additional design control requirements would be helpful in ensuring development that is of appropriate commercial/mixed-use character.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



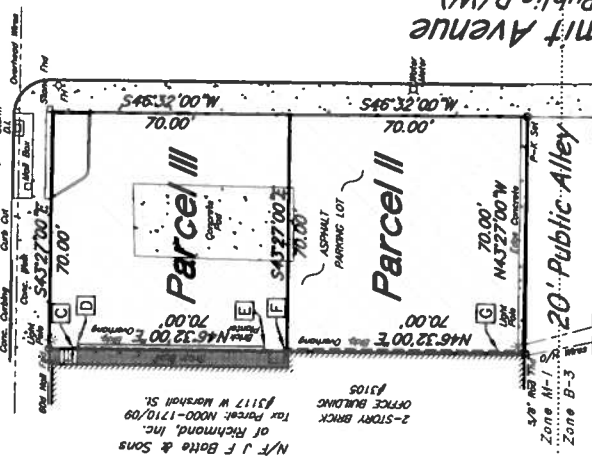
Andrew M. Condlin

Enclosures

cc: The Honorable Charles R. Samuels

{00505065.v2}

W. Marshall Street
(60' Public R/W)



Legal References:

- PARCEL I**
Suntrust Bank
(Formerly State-Planters Bank and Trust Company)
Deed Book 502-B, Page 17
Tax Parcel: N000-1588/024
#3022 West Broad Street
- PARCEL II**
Suntrust Bank
(Formerly State-Planters Bank and Trust Company)
Deed Book 602-A, Page 11
Tax Parcel: N000-1710/011
#1216 Summit Avenue
- PARCEL III**
Suntrust Bank
(Formerly State-Planters Bank and Trust Company)
Deed Book 602-A, Page 14
Tax Parcel: N000-1710/010
#3101 West Marshall Street

Parcel I
0.598 Acres
26,053.76 Sq.Ft.

Parcel II
0.112 Acres
4,900.00 Sq.Ft.

Parcel III
0.112 Acres
4,900.00 Sq.Ft.

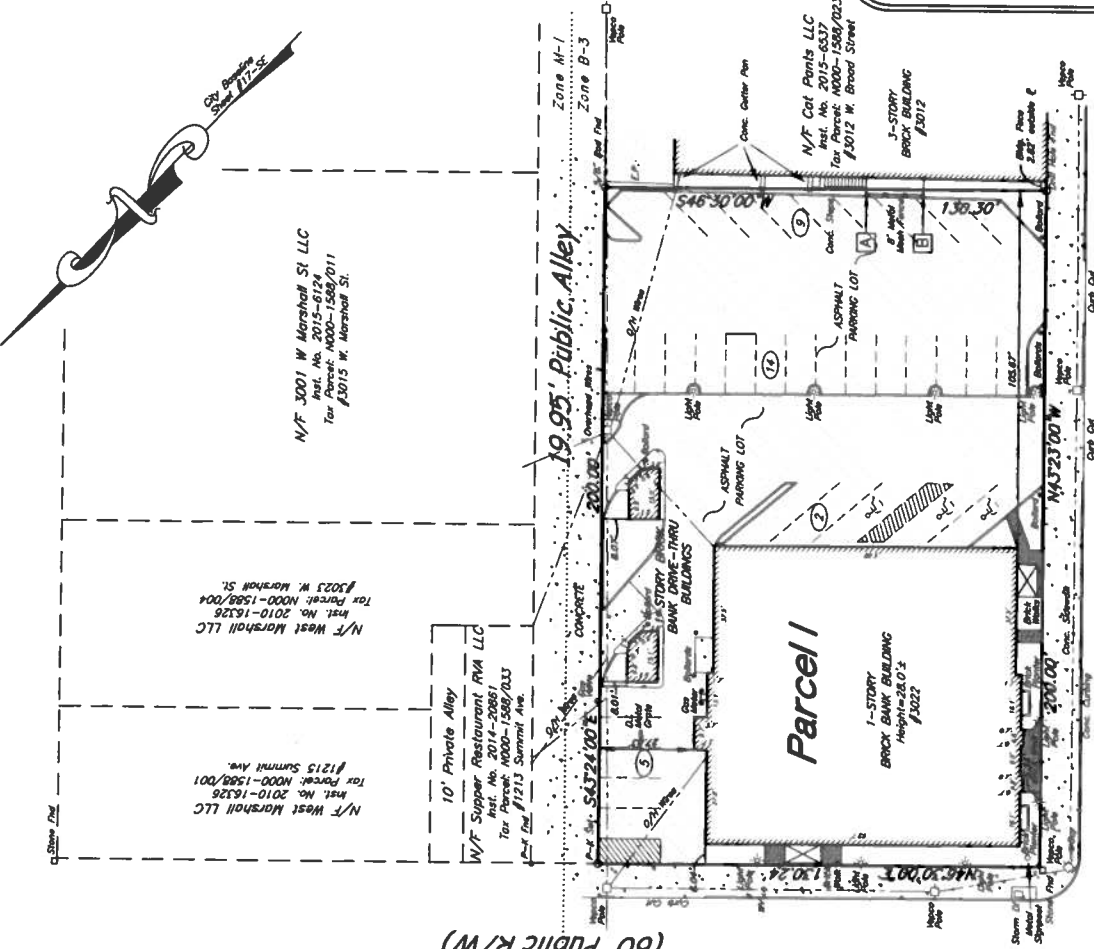
ALTA/ACSM LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO
THREE PARCELS OF LAND BEING
#3022 W. BROAD STREET
#1216 SUMMIT AVENUE
#3101 W. MARSHALL STREET
CITY OF RICHMOND, VIRGINIA
DATE: FEBRUARY 9, 2015



Shadrach & Associates LLC
LAND SURVEYING
433 West 10th Street, Suite 200 • Richmond, Virginia 23238
Phone: (804)378-4333 • Fax: (804)371-1031

Sheet 2 of 2

W. Broad Street
(Var. Width Public R/W)



N/F David P Musick Trustee
Inst. No. 2015-12805
Tax Parcel: N000-1710/015
#3104 W. Broad Street