



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: 1 East Main Street Date: 5/30/19
 Tax Map #: W0000081034 Fee: \$300
 Total area of affected site in acres: 0.989

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

Zoning

Current Zoning: B-3 Business (General Business)

Existing Use: Paved Parking

Proposed Use

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

21 Single Family Townhomes

Existing Use: Paved Parking

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2005-146-181

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: () N/A

Email: lory@markhamplanning.com

Property Owner: Proman LLC

If Business Entity, name and title of authorized signee: John W. Pearsall, Managing Member

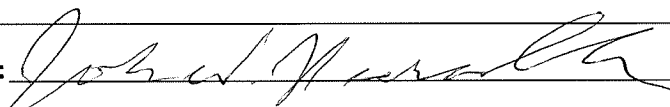
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: P.O. Box 558

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 644-5491 Fax: () N/A

Email: pearsallaw@comcast.net

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)



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: 1 East Main Street Date: 5/30/19
 Tax Map #: W0000081034 Fee: \$300
 Total area of affected site in acres: 0.989

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

Zoning

Current Zoning: B-3 Business (General Business)
 Existing Use: Paved Parking

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
21 Single Family Townhomes
 Existing Use: Paved Parking

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2005-146-181

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 2314 West Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 248-2561 Fax: () N/A
 Email: lory@markhamplanning.com

Property Owner: Forman LLC and Goodwyn Bros, LLC

If Business Entity, name and title of authorized signee: Frederick Jones, Managing Member *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: 210 E Main St
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 648-9015 Fax: () N/A
 Email: lory@markhamplanning.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 10, 2019

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

RE: Applicant's Report for Special Use Permit Application at 1 East Main Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 1 East Main Street. With this application, Markel Eagle, the contract purchaser and Proman LLC and Goodwyn Brothers, the owners, are petitioning the City Council for a SUP to waive the ground floor commercial requirement in the B-3 General Business District. This will allow for the construction of twenty-one (21) single-family attached homes that would be offered for sale.

Site

The property is located between East Cary Street and East Main Street along Foushee Street. The property has a land area 43,060 square feet and is zoned in the B-3 General Business District. The property is currently improved with a surface parking lot that has access from a total of six curb cuts, two along East Cary Street and four along Foushee Street. There are two existing single-family attached homes on Foushee Street that are not included within the property or the SUP request.

Zoning

The property is currently zoned B-3 General Business, which allows for a wide variety of commercial and residential uses that are primarily considered highway commercial uses. Gas and service stations, drive-throughs and parking areas in front of buildings are all permitted under the existing zoning. The B-3 has a requirement for ground floor commercial uses in order to allow for dwelling uses within the district. Thus, single-family houses are not permitted in the B-3 district and a SUP is required to allow the proposed attached single-family houses.

The Department of Planning and Development Review has been pursuing an area-wide rezoning of the Monroe Ward neighborhood, which includes the subject property. The latest proposal scheduled

to go before Planning Commission and City Council shows the subject property designated for Transit-oriented Development (TOD-1) zoning. This district would allow for single-family attached and detached homes as long as they are not located on streets designated as street-oriented commercial streets. The block of Main, Cary and Foushee surrounding the subject property are not proposed for this street-oriented commercial designation and the proposed use would therefore be permitted by the proposed zoning. There are, however, setback requirements for dwelling uses in the TOD-1 district that would be problematic for the proposed layout authorized by the requested special use permit.

Proposal

The proposal consists of twenty (20) single-family attached homes and one (1) single-family detached home. Six homes would front on both East Main and East Cary Street, five homes would front on Foushee Street and four homes would front on a central courtyard. All of the homes would contain a two-car garage accessed from new public alleys at the rear of the homes. In addition to the central courtyard, there would be several common areas to allow for pedestrian access, bicycle racks and landscaping. These areas and the residential lots would be created through the subdivision process and the common areas would be maintained by a property owners' association. The homes are proposed to be three stories in height, and each contain outdoor living area in upper level balconies and terraces.

Master Plan

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. This designation also specifies that active ground floor commercial uses should be required on street-oriented commercial frontages. None of the streets surrounding the proposal are designated as street-oriented commercial streets. Specifically, for the Arts District Station Area, the Plan recommends encouraging and supporting the redevelopment of surface parking lots into uses that support transit. The proposal to redevelop the subject surface parking lot into twenty-one homes meets these stated goals of the Plan. In addition, the proposal will reduce the number of curb cuts by four, provide evening activity and eyes on the streets, which all increase the safety for pedestrians in the area as recommended by the Pulse Plan.

Neighborhood Response

The proposed development and the request for a special use permit was presented to the Downtown Neighborhood Association at their May 8, 2019 meeting. The Association voted to support the development and sent the enclosed letter of support to City Council following the 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 application. 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 black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Ellen Robertson
Matthew Ebinger, Secretary to the City Planning Commission