



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: 1600 W. Broad Street, Richmond VA 23220 Date: 2019-10-14
 Tax Map #: N0000822001,N0000822007 Fee: \$2,400
 Total area of affected site in acres: 0.58 AC

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

Zoning

Current Zoning: M-1

Existing Use: Convenience Store with Motor Fuel Dispensing

Proposed Use

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

See Attached
 Existing Use: Convenience Store with Motor Fuel Dispensing

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Ben Angelo

Company: Opus Development Company, L.L.C.
 Mailing Address: 9700 Higgins Road Suite 900
 City: Rosemont State: IL Zip Code: 60018
 Telephone: (847) 318-1655 Fax: ()
 Email: ben.angelo@opus-group.com

Property Owner: Noephel, Inc.

If Business Entity, name and title of authorized signee: Shakil Rehman

(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: 1600 West Broad Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: () Fax: ()
 Email: shaks851@aol.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)

Project Description - 1600 Broad Street

The proposed project is located at 1600 West Broad Street, at the intersection of Broad Street and Lombardy Avenue. This +/- 1/2 acre site is currently a gas station and is the outlot to the Lowes Home Improvement store. The zoning for this parcel is M-1, however, the City's Pulse Corridor Plan points toward a transit zone of TOD-1 for this site due to its proximity to the Pulse Corridor transit system.

Consistent with the proposed TOD-1 zoning, a 12-story mixed-use building is proposed for the site. The building would be sited so that the Broad and Lombardy elevations would be at or near the property line. The other two sides of the building have an approximate 10ft setback from the property line. The Lombardy side of the building would have the residential entrance and lobby located there. The Broad Street elevation would have a +/- 3,400 sf retail space that could be accessed from the corner of Broad/Lombardy or along Broad Street. This design solution eliminates the existing curb cuts servicing the gas station along Broad and Lombardy. The vehicle parking spaces for the project are accessed on an alley off Lombardy and meet the zoning required minimum of 77 spaces. This alley is also where the building loading dock/trash pickup is located. The proposed project also has bicycle parking that is accessed through the garage.

The residential tower portion of the proposed project will have a U-shaped footprint and approximately 170 units with a balanced mix of unit types. These unit types range from studio/alcove units to four bedroom units. Each unit will have exterior windows in the shared living space as well as in each bedroom.

The proposed project will also have indoor and outdoor amenities for the residents. The 2nd floor will have a fitness facility and lounge areas indoors. It will also have an outdoor terrace with a pool and resident community gathering areas. Through discussions with the planning department during the first meetings the idea of a covered outdoor terrace was discussed as a way to activate the streetscape from the 2nd level. This design amenity has been integrated into the project on the Broad/Lombardy corner above the retail. The 12th floor of the project also has an indoor/outdoor amenity space located on the Broad/Lombardy corner. The top floor plate is slightly smaller than a typical floor allowing the outdoor amenity to be on the Broad/Lombardy corner overlooking downtown Richmond.

The change of use from a gas station to a mixed-use building, and the elimination of the curb cuts on both Broad Street and Lombardy Street, will eliminate high-density, short term traffic entering and exiting the intersection. Vehicles accessing the building will have adequate stack space off of the adjacent alleyway. The proximity of the project to the Pulse Corridor transit system and VCU will encourage alternate forms of transportation to and from the site. This use change will not be detrimental to the safety, health, morals and general welfare of the community involved, nor will it create hazards from fire, panic or other dangers.

The project site is not located adjacent to, and will not adversely affect, public schools, private schools, parks or playgrounds. The project features listed above and shown on the plans will provide adequate light and air to each resident and guest of the facility. The project type and size is consistent with other similar buildings in the surrounding neighborhoods and will not cause overcrowding of land or an undue concentration of population. The project is situated in a neighborhood with adequate access to water, sewer and gas lines, per the City of Richmond Utility Maps. These maps and the building connections to the utilities have been discussed at a pre-application meeting.

Additional Project Description – 1600 Broad Street – 2019-12-13

As part of our SUP resubmittal, we are requesting approval of the following items:

1. A rezone of the current site from M-1 to TOD-1 that would allow mixed use residential.
2. Inclusion of 4-bedroom units.
3. Resident ability to lock their bedroom doors.

Please also review our detailed response letter in which we address all previous comments. We are confident we have addressed all previous comments, both written and verbal, and look forward to advancing the SUP and project forward.