



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: 1006 West Franklin Street Date: 10/12/2018
 Tax Map #: W0000470022 Fee: \$1800
 Total area of affected site in acres: 0.097

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

Zoning

Current Zoning: R-6

Existing Use: multi-family, unoccupied

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
existing multi-family renovation

Existing Use: multi-family, unoccupied

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: David Johannas

Company: Johannas Design Group
 Mailing Address: 1901 West Cary Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 358-4993 Fax: ()
 Email: dave@johannasdesign.com

Property Owner: Ronald Nixon

If Business Entity, name and title of authorized signer: _____

(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: 926 West Franklin Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 721-5611 Fax: ()
 Email: nixonron@icloud.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)



Special Use Permit Applicant's Report
10/10/2018

1006 West Franklin Street

1006 West Franklin Street is a c.1900 3-story Georgian Revival townhouse with pressed brick walls, coursed ashlar base, and Sullivanesque detailing. Ron Nixon recently purchased the derelict 4-unit apartment building from the City of Richmond. A permit for Stabilization and Light Demolition has been filed with the City.

Ron Nixon also owns the immediately adjacent parking lot and mansion at 1000-1002 West Franklin Street. The properties are being developed with a shared master site plan, and the adjacent property has a separate Special Use Permit Application. Both properties are in the West Franklin Street National Historic District, and the City of Richmond West Franklin Street Old & Historic District.

The renovation of 1006 is an historic rehabilitation tax credit project with a Part 1 Application approval. The Department of Historic Resources and the National Park Service will be reviewing the project. As such, responses to our application may require some variations in the plans, and elevation of the addition.

The owner is applying for this special use to convert the existing 1006 West Franklin Street building into a multi-family building, within the current R-6 Zoning. The R-6 Zoning has been intact for several decades, but is outdated and misrepresents the use of every structure on the north side of the 1000 block of West Franklin St.

The Downtown Master Plan shows that the property is directly across the street from an Urban Center Area which "is characterized by higher density, mixed-use development". The city bicycle master plan notes West Franklin Street as an existing shared lane bike route. This area is also in one of the two highest locations for employment density in the city, and is immediately adjacent to one of the highest commercial/ civic/recreation play districts in the city. The properties directly across the alley to the north are zoned B-4, central business district.

This location has a notable walk score of 97, is one block from the VCU Siegel Center/ Broad Street parking garage, and in the immediate vicinity of the new BRT VCU station. There is a zip car pick up located at Marshall Street and Harrison Street and access to Lyft and Uber is typically less than five minutes. The RamRide Shuttle service can be accessed two blocks away.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The proposed special use will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. This location is surrounded by university related facilities and services. There are 24,000 undergraduates at VCU with more than 5,000 living on campus. Access to multi-modal transportation is exceptional. The proposed special use will not create hazards from fire, panic or other dangers. The rehabilitation will be in compliance with all applicable building codes.

The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The location is adjacent to the area noted in the downtown plan and is immediately adjacent to B-4 central city zoning. The additional housing is in keeping with this block and the adjacent surroundings and will not overcrowd this area. fere with the ava

The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or otherwise public requirements, conveniences and improvements. The proposed project will not require a significant increase of services to the property. The proposed special use will not interfere with adequate light or air.