



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: 5400, 5438 & 5336 Hull Street Road Date: 11/20/19
 Tax Map #: C07060914, 6084 & 6036 Fee: \$1,800
 Total area of affected site in acres: 12.5

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

Zoning

Current Zoning: R-4 and B-3 (SUP Ord. No. 2019-089)

Existing Use: Commercial and Vacant Residential

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
55+ Housing and Commercial Storage

Existing Use: Commercial and Vacant Residential

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2019-089

Applicant/Contact Person: Adam Werner, PE

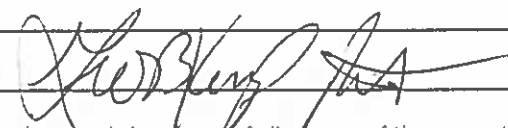
Company: Youngblood, Tyler and Associates, PC
 Mailing Address: 7309 Hanover Green Drive
 City: Mechanicsville State: VA Zip Code: 23111
 Telephone: (804) 746-5285 Fax: (804) 730-7624
 Email: awerner@youngblood-tyler.com

Property Owner: Kemp Enterprises, Inc.

If Business Entity, name and title of authorized signee: George B. Kemp, President

(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: 2312 Croix Drive
 City: Virginia Beach State: VA Zip Code: 23451
 Telephone: (757) 422-2918 Fax: (757) 422-2879
 Email: gbkbuildersvb@yahoo.com

Property Owner Signature:  11-20-19

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)

APPLICANTS REPORT-SPECIAL USE PERMIT AMENDMENTAPPLICATION

November 21, 2019

KEMPS VILLAGE- PROPOSED 55+ HOUSING AND SELF STORAGE DEVELOPMENT

OWNER: KEMP ENTERPRISES INC. AGENT: YOUNGBLOOD TYLER AND ASSOCIATES

COUNCIL DISTRICT: 9TH DISTRICT COUNCIL PERSON: THE HONORABLE MICHAEL J. JONES

CURRENT ZONING: R-4 & B-3 PROPOSED ZONING: SPECIAL USE PERMIT

PARCEL TAX ID'S: C0070176084, C00701760986, C0070176090

TOTAL PROJECT AREA: 12.19 AC

HOUSING PHASE-PROPOSED ZONING S.U.P.

THIS PROJECT WAS APPROVED FOR A SPECIAL USE PERMIT IN APRIL 2019. THE OWNERS HAVE SINCE SHIFTED THEIR DESIGN FOR THE 55+ APARTMENT UNITS, THUS WE ARE APPLYING FOR AN SUP AMENDMENT. MOST OF THE FOLLOWING ITEMS HAVE NOT BEEN ALTERED FROM THE ORIGINAL PERMIT APPLICATION.

THIS PHASE OF THE PROJECT WILL BE A 240+/- UNIT, 55+ APARTMENT FACILITY ON APPROXIMATELY 9.5 ACRES OF LAND. THE DENSITY WOULD BE APPROXIMATELY 25 UNITS PER ACRE. THE BUILDINGS WILL BE 4 STORY (3-4 STORY PREVIOUSLY). THIS DEVELOPMENT WILL PROVIDE DIRECT EMPLOYMENT OPPORTUNITY AS WELL AS REQUIRE THE NEED FOR PRIVATE FOOD SERVICES, HAIR CARE, HEALTH CARE AND TRANSPORTATION SERVICE PROVIDERS.

- THIS IS A MUCH NEEDED FACILITY IN THE AREA. IT WILL PROVIDE A SAFE COMFORTABLE ENVIRONMENT FOR OUR OLDER CITIZENS. IT WILL BE A QUIET, LOW IMPACT USE FOR BOTH THE ADJOINING RESIDENTIAL AND COMMERCIAL AREAS. FENCING WILL BE PLACED ON THE PERIMETER TO CONTROL ACCESS. VIDEO MONITORING ON THE OUTSIDE WILL BE USED TO HELP KEEP THE STAFF AWARE OF THE ACCESS TO THE GROUNDS.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW AND GENERALLY DOES NOT GENERATE TRAFFIC DURING PEAK HOURS. THE TRAFFIC WITH A 848 VTD AND 38 VTH (PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE #252 (ATTACHED SENIOR HOUSING).
- THE UNITS WILL BE DESIGNED TO THE LATEST FIRE CODE AND THE BUILDINGS WILL BE SPRINKLERED AS REQUIRED BY CODE. A PERIMETER DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS AS WELL AS A SECONDARY GATED FIRE ACCESS.
- THE DENSITY WILL BE APPROXIMATELY 25 UNITS/ACRE WHICH IS ALMOST HALF OF THE R-48 ZONING OF THE PROPERTY TO THE EAST. THE UNITS WILL ONLY HAVE 1 OR 2 RESIDENTS.

- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS AND PLAYGROUNDS. INDOOR AND OUTDOOR SOCIAL GATHERING SPACES WILL BE PROVIDED. PUBLIC SEWER AND WATER IS AVAILABLE AND HAS CAPACITY.
- THE BUILDINGS WILL HAVE A MAXIMUM HIEGHT OF 52' AND WILL ADJOIN SINGLE FAMILY RESIDENTIAL ON ONLY 2 SIDES. THE BUILDINGS ALONG THOSE PROPERTY LINES WILL BE SET BACK A MINIMUM OF 62'.

SELF STORAGE PHASE-PROPOSED ZONING S.U.P.

THIS PHASE OF THE PROJECT WILL BE A 157,000 SF STORAGE FACILITY ON APPROXIMATLEY 2.6 ACRES, PROVIDING BOTH CLIMATE CONTRIOLLED AND UNCONDITIONED STORAGE UNITS. THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORY WITH ELEVATORS. THE PERIMETER BUILDINGS WILLBE SINGLE STORY. THIS FACILITY WILL HELP IMPROVE THE STREETScape ALONG HULL STREET ROAD AND WILL BE COORDINATED WITH THE PROPOSED CITY STREET IMPROVEMENT PLAN. THE SPECIAL USE PERMIT WILL HELP IN COORDINATING THE DESIGN AND TRAFFIC FLOW WITH THE SENIOR LIVING FACILITY.

- THIS FACILITY WILL PROVIDE STORAGE FOR THE LOCAL RESIDENTS AS WELL AS NEARBY BUSINESSES. THE ACCESS WILL BE GATED AND CONTROLLED WITH SECURITY CAMERAS. HOURS OF OPERATION WILL BE LIMITED. PRIVACY FENCING WILL BE PLACED ON THE PERIMETER WHERE THE BUILDINGS DO NOT CONNECT. HULL STREET ROAD IS A MAJOR ARTERIAL THAT SHOULD HAVE NO PROBLEM HANDLING TRAFFIC FROM THIS FACILITY.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW COMPARED WITH A RETAIL SHOPPING CENTER. THE TRAFFIC WITH A 124 VTD AND 10 VTH(PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE: MINI WAREHOUSE.
- THE BUILDINGS WILL BE DESIGNED TO THE LATEST FIRE CODE AND WILL BE SPRINKLERED. A DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS. THERE WILL BE 2 POINTS OF ACCESS.
- THIS FACILITY WILL BE STAFFED BY 2 FULL TIME AND 2 PART TIME EMPLOYEES. THERE MAY BE AN ATTACHED RESIDENCE FOR MANAGEMENT STAFF.
- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS, PLAYGROUNDS. CITY UTILITIES AND EMERGENCY SERVICES. IT WILL HAVE A LOW DEMAND ON CITY SEWER AND WATER.
- THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORIES AND HAVE A MAXIMUM HIEGHT OF 52'. THE PERIMETER BUILDINGS WILL BE SINGLE STORY.