



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/>

RECEIVED
SCP-9720

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

Project Name: 3210 W. Leigh Street Date: 9/5/2013

Property Address: 3210 W. Leigh Street Tax Map #: N0001717018

Fee: \$1,800.00 Total area of affected site in acres: 0.9

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

Zoning

Current Zoning: M-1

Existing Use: warehouse

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

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

Adaptive reuse and revitalization of
the Property for multi-family residential
purposes with associated on-site
parking

Applicant/Contact Person: Jeffrey P. Geiger, Esquire

Company: Hirschler Fleischer

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9557 Fax: (804) 644-0957

Email: jgeiger@hf-law.com

Property Owner: 3210 W. Leigh Street, LLC

If Business Entity, name and title of authorized signee: W. Claymore Sieck, Manager

Mailing Address: 311 East Chase Street

City: Baltimore State: MD Zip Code: 21202-4246

Telephone: (410) 685-4660 Fax: (443) 451-8528

Email: clay.sieck@sieck.com

Property Owner Signature: 

Jeffrey P. Geiger, Attorney-In-Fact

(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)

February 26, 2014

APPLICANT'S REPORT (REVISED)

Special Use Permit

3210 West Leigh Street, Richmond, Virginia

Map Reference Number: N0001717018

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MAR 04 2014
LAND USE ADMINISTRATION

Submitted to:	City of Richmond Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	3210 W Leigh Street LLC c/o Claymore Sieck. 311 East Chase Street Baltimore, Maryland 21202-4246
Prepared by:	Hirschler Fleischer, Attorneys at Law Jeffrey P. Geiger, Esquire 2100 East Cary Street Richmond, Virginia 23223

Introduction

The applicant, 3210 W Leigh Street LLC (the "Applicant"), is the owner of the parcel of land located at 3210 W. Leigh Street and referred to as N0001717018 on the City of Richmond's tax map (the "Property"). The Property is zoned M-1 Light Industrial and has been used and maintained as a light industrial warehouse. The Property is located in the historic district of Scott's Addition where many properties are zoned M-1 Light Industrial, but are transitioning to other uses and contributing to a more vibrant, urban, live-work community.

Demand for urban living continues to grow. The prospective residents creating this demand desire newly renovated, repurposed spaces located in urban areas with a mixture of uses. Using its historic roots to attract redevelopment, Scott's Addition is becoming a vibrant, live-work community with residences, employment (office and industrial) and retail. Plus, with the opening of the new Redskins training facility, the Broad/Boulevard and Scotts Addition area will quickly become an attractive destination for residents and businesses.

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Post Office Box 500
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Mill Race North
725 Jackson Street
Suite 200
Fredericksburg, VA 22401
Phone: 540.604.2100
Fax: 540.604.2101

The Applicant desires a Special Use Permit (“SUP”) to permit the adaptive reuse and revitalization of the Property for multi-family residential purposes with associated on-site parking. This requested SUP is in keeping with the redevelopment that this area is currently enjoying and will continue the trend of revenue growth for the City of Richmond by adding to the real estate tax base and bringing more consumers to the area.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

Scott’s Addition has seen a renaissance in recent years as property owners have taken advantage of the area’s historic designation to refurbish, revitalize and repurpose their properties. This has led to a mixture of uses among the original industrial uses. Old warehouses are being revitalized for multi-family and office purposes. Small businesses have opened up in general office space that has been created among the residential and industrial areas. Retail is also beginning to move into the area, joining the established Dairy Bar. As Scott’s Addition has added and increased its mixture of uses, the area has become more vibrant by offering the live-work, urban community sought by the prospective residents of the Property.

The Property is located in Scott’s Addition on the northeastern corner of West Leigh Street and MacTavish Avenue. The Property is situated among similar warehouses being repurposed for multi-family residential and office purposes. The Property contains approximately 39,204 square feet of lot area. The Property is referenced by the City Assessor as one tax parcel, N000-1717018. The one-story building located on the Property was originally constructed in 1941, is zoned M-1 Light Industrial and has been used and maintained as a light industrial warehouse, most recently as a warehouse for a floral distribution business conducted by the Applicant.

Across W. Leigh Street is a similar light industrial warehouse that recently received a SUP for a similar adaptive reuse for multi-family residential purposes. Across MacTavish Avenue is a dry cleaning business. Across W. Moore Street is a storage yard. The block that includes the Property contains other light industrial warehouses – some occupied, some not – and small businesses including a mechanical engineering company.





EXISTING ZONING

The Property's underlying zoning classification is M-1 Light Industrial. The surrounding properties in the City of Richmond are generally zoned M-1 Light Industrial and are used either as light industrial or have SUPs which permit multi-family residential use.

MASTER PLAN DESIGNATION

The City's Master Plan designates the Property for Industrial land uses given its prior function; however, the City has approved a significant number of adaptive reuse and mixed-use development for similarly designated industrial properties within Scott's Addition. For example, the neighboring property across W. Leigh Street is designated for industrial uses, but was granted a SUP for a multi-family residential redevelopment that is similar to the redevelopment requested by the Applicant. In lieu of a Master Plan update, the City has established a precedent for granting SUPs to permit adaptive reuse of the industrial designated properties in Scott's Addition for multi-family residential purposes. Approving the requested SUP for the Property would continue the City's precedent for revitalizing the Scott's Addition area by permitting the conversion and revitalized of another old light industrial warehouse for a multi-family residential purpose.

Proposal

PROJECT SUMMARY

The proposed development includes the conversion of an old light industrial warehouse space into industrial apartments designed around exposed trusses and decking, concrete floors, and exposed columns. Repurposing and converting this warehouse will create fifteen one-bedroom/one bath apartments, three two-bedroom/two bath apartments, ten two-bedroom/two bath loft apartments, one three-bedroom/three bath loft apartment, and one two bedroom/one and one-half bath loft apartment for a total of 30 apartment units. Large windows will be provided, along with large corridors with full-height ceilings. Apartments will include wood cabinetry, granite countertops, stainless steel appliances and modern lighting. The full bathrooms will include granite countertops. Open space areas near the entrance

to the building and near the rear exit of the building may be utilized as an outdoor amenity space for the residents offering areas for grilling and congregation. Thirty-four full-size parking spaces and four compact-size parking spaces are provided on site and one accessible space is provided (for a total of 39 parking spaces). The revitalized Property will have a parking ratio of 1.3. Building-mounted lighting and signage are proposed as per the attached plans.

APPROPRIATENESS

Scott's Addition is undergoing a renaissance with its recent designation as a historic district. Traditional industrial and warehouse properties are being revitalized for multi-family residential purposes and office purposes. Repurposing this Property to multi-family residential purposes will continue the rejuvenation of Scott's Addition by attracting more residents looking for a vibrant, urban, live-work community. In keeping with the other residences in the neighborhood, the design of the proposed plan provides for market-rate, comfortable living spaces of varied size and configuration with immediate and direct access to natural light, outdoor common area and on-site parking. The residents in the repurposed building will experience little to no inconvenience from the neighboring industrial and office uses (dry cleaners, storage lot, and mechanical engineering company). Across W. Leigh Street, they will be joined by other residents. The proposed redevelopment will bring more residents to the area which will contribute to and continue to promote the vibrant, urban, live-work community that Scott's Addition is becoming. The proposed redevelopment will have little to no negative impact on the community given that all parking will be on-site and all infrastructure is currently in place and adequate to serve the redeveloped Property. The proposed development and approval of the proposed SUP is in keeping with the adaptive reuse and revitalization the area is currently enjoying and will provide revenue to the City of Richmond through the increased business and real estate taxes the development will generate.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed SUP will:

- ***NOT be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP would allow for the conversion, use and revitalization of this light industrial warehouse as a market-rate residential facility. This redevelopment would be consistent with and continue the conversion of this area into a vibrant, urban, live-work area. The new residents will add to the afterhours life of this community, increasing safety and attracting more business and retail to the area. The conversion of this old industrial warehouse to a new multi-family residence will use existing infrastructure and provide on-site parking for all of the residents. This conversion will also add to the City's real estate tax base and bring in more consumers to this area and the City. The repurpose and revitalization of this Property is in keeping with the conversion of adjacent and nearby properties and will have a positive impact on the safety, health, morals and general welfare of the community.

- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed development will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. Scott's Addition has an established network of grid-like streets and alleys that have supported the industrial and office uses in the area. This network of streets and alleys will be more than sufficient to handle the residential trips generated by the redevelopment of this Property. Future residents may walk to work in the nearby properties, and those who drive will be using the roads in the morning and evenings – before and after the busy time of the neighboring industrial and office uses. In addition, this project will include all required parking on-site using thirty-nine (39) parking spaces to support thirty (30) units. This results in a ratio of 1.3 parking spaces per unit, which is unusual in the City. The on-site parking will minimize use of on-street parking in the community.

- ***NOT create hazards from fire, panic or other dangers.***

The adaptive reuse of the Property will have no negative impact relative to fire, panic or other dangers. The building housing the multi-family residential units is basically a brick/CMU, fireproof structure with concrete floor assemblies. The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards. Furthermore, the Property will be sprinklered and adequate emergency exits will be provided.

- ***NOT tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to overcrowd the land or create an undue concentration of land. The building already exists and its adaptive reuse will not cause any sort of overcrowding of land. Parking is being provided on-site at a ratio of 1.3 parking spaces per unit, which adequately supports the residential units.

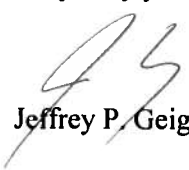
- ***NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above-referenced City services. In fact, the proposed improvements represent a new investment in the City that will add to the real estate tax base and bring new consumers into the City. The apartments that will be created on the Property do not typically generate school-age children, and the utilities and transportation infrastructure are in place and will not be impacted.

- ***NOT interfere with adequate light and air.***

The light and air available to the Property and adjacent properties will not be affected. The adaptive reuse of the Property will be contained in an existing building – no expansion is planned.

Very truly yours,



Jeffrey P. Geiger

cc: Mr. Clay Sieck (via email w/attachments)
Mr. John Sieck (via email w/attachments)
Mr. John Konrad (via email w/attachments)
Mr. Matt Raggi (via email w/attachments)
Ms. Sarah McInerney (via email w/attachments)
David S. Lionberger, Esquire (via email w/attachments)

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