



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

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

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

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)

APPLICANT'S NARRATIVE

July 25th, 2022

*Special Use Permit Amendment Request
SUP-058858-2019, Ord. No. 2019-303
3200 West Broad Street, Richmond, Virginia
Map Reference Number: N000-1711/002*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Mark Baker
Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23230

Introduction

The applicant is requesting a special use permit amendment (the “SUPA”) for the property known as 3200 West Broad Street (the “Property”). The construction of a temporary wireless telecommunications monopole and associated equipment was authorized by SUP-057758-20219 (the “SUP”) which was approved by City Council on November 12, 2019. The proposed SUPA would authorize the construction of an automated teller machine (“ATM”) on the parcel. All other aspects of the previous special use permit request, including all other restrictions and requirements, would be retained.

Existing Conditions

The Property is located on the north side of West Broad Street between its intersection with MacTavish Avenue and Highpoint Avenue. The Property is referenced by the City Assessor as tax map number N0001711002, taking up the whole block, and contains roughly 2.3 acres in lot area. The Property is improved as a mixed-use development including a six-story building located on Broad Street and a twelve-story building behind it.

The Richmond 300 plan (the “Master Plan”) suggests “Destination Mixed-Use” (“D-MU”) as the appropriate future land use designation for the Property. The D-MU classification supports “key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.” The Property also falls within the Scott’s Addition Regional/National Node as designated in the Master Plan’s appendix. This node celebrates the unique “evolution as a mixed-use neighborhood by adding more residential, office, entertainment, and “maker” uses” (C-16). Moreover, the vision for the node includes “W. Broad Street and Arthur Ashe Boulevard transform[ing] into a pair of high-quality urban avenues that are safe to cross, while becoming a destination in their own right for residential, office, retail and compatible entertainment uses” (C-16). The SUP is consistent with this guidance.

Proposal

Virginia Credit Unit is currently upfitting a ground floor commercial space for the purposes of a bank and desires an ATM which is accessible from the exterior of the building. The underlying zoning (TOD-1) for the Property allows for an accessory ATM but only if it is accessible from the inside of the building. The previously approved SUP did not contemplate the ATM as it was limited in scale and only permitted the construction of a temporary wireless telecommunications monopole and associated equipment. The SUPA would amend the SUP in order to allow for the operation of an ATM on the property accessible from the public right-of-way. The proposed ATM would be located on the Highpoint Avenue frontage. It would be oriented to an accessed directly from an east-west walkway on the property, thereby avoiding any encroachment into the right-of-way. The ATM would be small in size at approximately 42 inches in height and 38 inches in width. All other aspects of the previously approved SUP, including all other restrictions and requirements, would be retained.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUPA will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUPA will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUPA will not result in significant traffic impacts to nearby residential neighborhoods and will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

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.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUPA will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUPA would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are seeking approval for a SUPA which will allow for the use of the Property in a manner which better suits the needs of the current owner. Changes are only proposed to the previously approved addition which was recently reviewed by the relevant City Agencies and approved by City Planning Staff, the Planning Commission, and Richmond City Council. Absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represent an ideal commercial development for this location

which is pedestrian-friendly and will provide an active and community-oriented use which enlivens the public realm and benefits local businesses.