



Application for **SPECIAL USE PERMIT**

Department of Planning and Development / Int Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

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: 1208 McDonough Street Richmond, VA 23224 Date: 5/3/2019
 Tax Map #: S0000088006 Fee: \$1,200- Commercial less than 5,000 sq ft
 Total area of affected site in acres: 0.676 total acres

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

Zoning

Current Zoning: R-8 Urban Residential District

Existing Use: Mixed-use development under construction

Proposed Use

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

Mixed-use with added veterinary clinic to be included with other permitted uses on the ground floor.

Existing Use: New construction in process, residential mixed-use.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: Ord. No. 2018-111

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC
 Mailing Address: 23 West Broad Street
 City: Richmond State: VA Zip Code: 23241
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Ben Adamson, Manchester Partners 5 LLC

If Business Entity, name and title of authorized signee: Ben Adamson

(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: 2700 E Cary Street, Suite B
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 814-8269 Fax: ()
 Email: bkadamson@mac.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)



May 6, 2019

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Amendment for 1208 McDonough

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) Amendment application for 1208 McDonough. With this application, the owner of the subject properties is petitioning the City Council to authorize a veterinary clinic use within the ground floor space. The remaining conditions in the SUP would stay in place as it currently exists under Ordinance No. 2018-111.

The proposed special use permit amendment would apply to the ordinance governing the 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street properties in the Manchester neighborhood. The ordinance was authorized in 2018 to allow for the development of thirty-three (33) dwelling units and specific commercial uses located on the ground floor at the corner. With that authorization, the property is currently a residential mixed-use development under construction.

The property is located in the Old South Planning District on a corner of McDonough Street between South 12th and 13th Streets. The property has a land area of 29,446 square feet and is zoned in the R-8 Urban Residential District. The neighborhood and this property are represented by the Manchester Alliance Association who supported the original SUP.

The property is currently located in the R-8 Urban Residential District which allows single and two-family dwellings and limited multi-family and commercial uses subject to conditional use approval from the City Council. This zoning necessitated the SUP in 2018 to allow for the multi-family development with ground floor retail currently under construction. The existing SUP limit the ground floor retail to office use and those commercial uses permitted in the R-63 Multifamily Urban Residential district.

R-63 Multifamily Urban Residential is adjacent to the corner property on two sides. This zoning district encourages the "development of medium density neighborhoods comprised of a mix of residential uses...but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents." A veterinary clinic would support the surrounding zoning's promotion of this intent for the developing neighborhood. In addition, adjacent zoning across McDonough Street is B-6 Mixed Use Business which already permits pet shops, veterinary clinics and animal hospitals, including boarding kennels.