



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: 417 Libbie Avenue Date: 8.13.21
 Tax Map #: W020-01130-08 Fee: \$2,400.00
 Total area of affected site in acres: 0.762 acres

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

Zoning

Current Zoning: RO-1

Existing Use: Medical Office Building

Proposed Use

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

Existing Use: Medical Office Building

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Bruce W. Tyler, AIA, LEED AP

Company: Baskervill

Mailing Address: 1051 E. Cary Street, Suite 200

City: Richmond

Telephone: (804) 728-3107 State: Virginia Zip Code: 23219

Email: btyler@baskervill.com Fax: (804) 343-0909

Property Owner: Libbie Associates, LLC

If Business Entity, name and title of authorized signee: Jeffrey A. Brown, MD, Manager

(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: 417 Libbie Avenue

City: Richmond

Telephone: (804) 288-1593 State: Virginia Zip Code: 23226

Email: lbabik@vsaonline.com Fax: (804) 282-1046

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 Report

August 13, 2021

Special Use Permit
417 Libbie Avenue Richmond, Virginia 23226
Map Reference Numbers: W020-01130-08

Submitted to: City of Richmond
Department of Community Development
900 East Broad Street
Suite 511
Richmond, Virginia 23219

Submitted by: UGL Management LLC
Stuart H. Cantor
5300 Hickory Park Drive
Glen Allen, VA 23059

Prepared by: Baskervill
1051 East Cary Street
Suite 200
Richmond, Virginia 23219

Introduction

The applicant, UGL Management, LLC, requests a special use permit. The purpose of the special use permit is to authorize the construction of an up-scale luxury condominium building with various site improvements.

Existing Conditions

General

The proposed properties are located on the east side of Libbie Avenue between Grove and Patterson Avenue. The subject properties are referenced by the City Assessor as a single tax parcel (W020-01130-08) with approximately 0.762 acres of land area.

The parcel of land is occupied by a medical office building.

The property to the north of the subject property is a medical office building, zoned RO-1 Residential Office and the property to the south of the subject property is a retail/professional office building, zoned RO-1 Residential Office.

Existing Zoning

The property is currently zoned RO-1 Residential Office, which does not permit the proposed condominium use at 417 Libbie Avenue. In general, properties are zoned R-4 Residential (Single Family) to the north and east of the properties; RO-1 Residential Office and R-4 Residential (Single Family) to the west of the properties; UB Urban Business with a Parking overlay district to the south of the properties. Currently there are multiple special use permits to the south and north of the proposed project and property.

Master Plan

The Richmond 300 Master Plan recommends Community Mixed Use for this property, and also the areas north, south, and west of it. Recommendation is for areas east of the proposed property to remain residential. A primary use of Community Mixed use is multi-family housing.

Proposal

Proposed Use

The proposed use for the project is condominium units, which is a multi-family use as defined in the adopted City Charter Chapter 30.

Site Description

The site is a single parcel of land located at 417 Libbie Avenue, Richmond, Virginia 23226.

Project Description

The proposed development includes:

- Twenty-six units, with eight units on the first floor, eight units on the second floor, and eight units on the third floor. Two units are located to the rear on the fourth floor. The fourth floor is limited to the rear half of the building to minimize visibility from the street. The fourth floor units will be concealed in the proposed mansard roof and will also have access to adjacent roof terrace space.
- Each condominium unit will contain a minimum of two bedrooms and a maximum of three bedrooms. The condominium units will range between 1,900 square feet to 3,700 square feet.
- The lower level of the structure will contain parking. Each unit will have two parking spaces, for a total of fifty-two parking spaces. In addition to parking, a trash room and storage units will be provided.
- Two elevators will serve the lower level and the upper stories. One common street level entrance is provided. The first floor units facing Libbie Avenue will also have private street level entrances.
- An existing curb cut will be relocated to provide access to the parking garage.

Building Construction

The building will employ materials that are in keeping with current community. The exterior of the building will be a combination of brick, Hardie Plank siding, wood-like trim, and synthetic slate shingle roofs where visible. Doors and windows will be standard subdivided glass that allow sunlight into the building. Dormers will be introduced in the roof areas to further reinforce the architectural character of the community. The building will have exterior lighting at the entrances and porch areas.

Site Improvements

All existing hardscapes and the existing building will be eliminated from the site. The proposed building footprint will take up a majority of the site. Outside of the footprint, new landscaping and plantings will be provided throughout the site, along with new walks tying the building to the existing sidewalk and new landscape areas. The sidewalk along Libbie Avenue will be modified to eliminate two existing entrances and provide a new single entrance to the below-grade parking.

Findings of Fact

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard 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 Special Use Permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed use is designed for long-term residents of the community looking for single-floor living while maintaining pedestrian access to grocery stores, restaurants, and commercial uses in the proposed Community Mixed Use designation. In addition, the landscaping will enhance the site, thereby providing positive impacts in terms of general welfare and health of the community.

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

The proposed Special Use Permit will not result in significant traffic impacts to the nearby residential and commercial neighborhoods. The property is situated on Libbie Avenue and this road has capacity to handle the minimal traffic that will be generated by the proposed use. The proposed use will likely have less daytime traffic than the current medical office located on the site. Access to the site will not transverse any other residential community in the area.

- Create hazards from fire, panic or other dangers

The property will be developed in accordance with the current building codes. The proposed building will have a fire suppression system.

- Tend to overcrowd the land and cause an undue concentration of population.

The proposed Special Use Permit will not tend to overcrowd the land or create an undue concentration on the land. This special use permit creates a residential use for long-term residents of our community and replaces a medical office practice.

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

This Special Use Permit would not adversely affect the above referenced City services. This proposed project will have a positive impact by increasing the tax base of the property, which in turn allows the City of Richmond to provide these services to the community. This benefit can be attributed to the significant investment in the property coupled with:

- Given the demographics of individuals purchasing condominiums in the area, we anticipate no school-age children associated with this development.
- Libbie Avenue and surrounding streets have water and sewer capacity for the project.
- The installation of a fire alarm and suppression system in the building will allow for an immediate response to any fire.
- The installation of fire detection system will alert the Fire Department upon detection of an adverse condition.

Applicant's Report Rough Draft
417 Libbie Avenue

- The installation of an alarm system will alert the Police Department upon detection of an adverse condition.
- Interfere with adequate light and air.

The light and air available to the subject and adjacent properties will not be affected. The introduction of landscaping on the front, rear and sides of the property will enhance the aesthetics to the community and surrounding property owners.