



# 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: 2100 Broad Rock Boulevard

Date: 11-10-2020

Tax Map #: C0060542008 Fee: \$2,400.00

Total area of affected site in acres: 0.18 acres

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

## Zoning

Current Zoning: R-4 ; Residential

Existing Use: Residential

## Proposed Use

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

Subject parcel is part of an overall 5 lot commercial retail strip center development. Total building square footage on all 5 parcels is 13,520.

Existing Use: Residential

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Chris Thompson

Company: The Site Design Company

Mailing Address: 268 High Street

City: Petersburg

State: VA

Zip Code: 23803

Telephone: (804) 720-9040

Fax: ( )

Email: thompson@sitedesignco.com

**Property Owner:** Eric Investment Company, Inc.

If Business Entity, name and title of authorized signer: RAUL RAMOS - OWNER

(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: P.O. BOX 2982

City: CHESTER

State: VA

Zip Code: 23831

Telephone: (804) 909-3633

Fax: ( )

Email: ADVENGRLLC@GMAIL.COM

**Property Owner Signature:** Raul Ramos

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)



# The Site Design Company

CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING

February 5, 2021

Department of Planning and Development Review  
Land Use Administration Division, Room 511  
**Attn: Jonathan Brown – Senior Planner**  
900 East Broad Street  
Richmond, VA 23219

RE: SUP for Broad Rock Boulevard Retail Center – 2100 Broad Rock Boulevard

A Special Use Permit (SUP) is being requested for a proposed commercial development located along Broad Rock Boulevard, between Cooks Road and Cranford Avenue. The development will consist of a single 13,520 square foot building divided into 7 units along with associated site improvements to support the project. The subject development will occur on (5) parcels addressed as 2100, 2106, 2112, 2118 and 2124 Broad Rock Boulevard with a total area of 1.01 acres for all (5) parcels. Parcels addressed as 2106 through 2124 are zoned B-2 and the proposed development is allowed by-right within this district. The SUP is being requested due to the remaining parcel at 2100 Broad Rock Boulevard being zoned R-4.

A summary of parcels involved in the project is as follows:

- 2100 Broad Rock Boulevard: Parcel ID C0060542008, **Zoned R-4**, 0.18 acres
- 2106 Broad Rock Boulevard: Parcel ID C0060542010, Zoned B-2, 0.18 acres
- 2112 Broad Rock Boulevard: Parcel ID C0060542012, Zoned B-2, 0.23 acres
- 2118 Broad Rock Boulevard: Parcel ID C0060542014, Zoned B-2, 0.23 acres
- 2124 Broad Rock Boulevard: Parcel ID C0060542016, Zoned B-2, 0.20 acres

The City Charter specifies certain conditions must be met before City Council can approve a special use permit. It must be shown that the proposed special use will **NOT** meet certain conditions. Those conditions and how the proposed development addresses these conditions are as follows:

- *Be detrimental to the safety, health, morals and general welfare of the community involved*
  - The proposed development does not meet this condition. The development will provide a new commercial location for residents to visit. The site and building will be designed in accordance with current city standards for the corridor in order to fit well within the overall vision for Broad Rock Boulevard.
- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved*
  - The proposed development does not meet this condition. Utilizing the 8<sup>th</sup> Edition ITE Manual (ITE code 820), the proposed commercial development will generate approximately 567 Average Daily Trips with peak traffic occurring in the afternoon at a rate of 44 Vehicles Per Hour (total in and out trips). The development has been designed to allow vehicles to enter from Cooks Road as well as directly from Broad Rock Boulevard. Vehicles traveling northbound on Broad Rock will likely utilize the existing crossover, turning on Cooks Road, to enter the development from Cooks Road. Vehicles traveling southbound on Broad Rock Boulevard will likely utilize the direct access from Broad Rock Boulevard. This design concept will split traffic accessing the development to not overburden any single point of entry or surrounding roadway.
- *Create hazards from fire, panic or other dangers*
  - The proposed development does not meet this condition. The proposed development will meet all local and federal codes for safety.
- *Tend to cause overcrowding of land and an undue concentration of population*

- The proposed development does not meet this condition. The proposed development will combine the 5 lots into one single development while meeting setback as well as parking requirements for a typical B-2 District development.
- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements*
  - The proposed development does not meet this condition. The project is minor in scope and will not overburden any public or private infrastructure within the city.
- *Interfere with adequate light and air*
  - The proposed development does not meet this condition. The proposed building and surrounding parking lot will meet all required open space as well as lighting standards.

In addition to the items noted above, the developer will be making the following improvements along the perimeter of the subject development:

- Consolidating (4) individual entrances along Broad Rock Boulevard to a single point of access into the commercial development. This will improve traffic flow on Broad Rock Boulevard.
- Replacing the existing sidewalk along Broad Rock Boulevard
- Installing an ornamental fence along the frontage of Broad Rock Boulevard, Cooks Road and Cranford Avenue.
- Installing a privacy fence along the rear of the site which is adjacent to residential property.

The developer is sensitive to the proposed project being adjacent to residential property at the rear of the site. As a result, lower level building lighting will be used on the rear of the building to adequately light the service alley while avoiding light spillover into the residential property. A photometric plan has been included in the site plan submittal which provides an analysis of the proposed light levels along the adjacent residential property line.

We appreciate your consideration of our Special Use Permit request and look forward to hearing from you. Please feel free to reach out to me at [thompson@sitedesignco.com](mailto:thompson@sitedesignco.com) or 804-720-9040 if you have any questions or would like to discuss the project.

Sincerely,



Christopher I. Thompson, P.E.  
President



**The Site Design Company**  
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