



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: 1221 E. Brookland Park Blvd Date: April 12, 2022

Tax Map #: N0000917005B Fee: \$1800

Total area of affected site in acres: 2.614

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

Zoning

Current Zoning: UB2-PE8

Existing Use: Multi-family

Proposed Use

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

Enhanced Parking

Existing Use: Multi-family

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: Ordinance 2018-041

Applicant/Contact Person: Mark J. Kronenthal, Jennifer D. Mullen, and Zanas D. Talley

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 441-8603 Fax: (804) 441-8438

Email: MKronenthal@rothjackson.com; JMullen@rothjackson.com; ZTalley@rothjackson.com

Property Owner: Highland Park Senior Housing LLC

If Business Entity, name and title of authorized signee: Rob Fossi, SVP Real Estate Development

(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: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: (202) 885-9552 Fax: ()

Email: abiller@ecdcommunities.org

Property Owner Signature: Rob Fossi

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)

April 12, 2022

By Email:

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219
Matthew.Ebinger@Richmondgov.com

Mark J. Kronenthal
Richmond Office
(804) 441-8603 (direct)
mkronenthal@rothjackson.com

Re: Special Use Permit Amendment: 1221 E. Brookland Park Boulevard

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the request for amendment (the "SUP Amendment") to the existing Special Use Permit - Ordinance 2015-202-197 (the "Existing SUP") in order to allow for enhanced parking and access, as shown on the attached plans (the "Plans"), for the property at 1221 East Brookland Park Boulevard (the "Property") in connection with the pending Special Use Permit Application for 1203 East Brookland Park Boulevard (the "Companion SUP"). The Property is located on the south side of East Brookland Park Boulevard and is identified as Parcel No. N0000917005 in the City Assessor's records. The Applicant, Highland Park Senior Housing LLC, is under common control with the applicant in the Companion SUP.

The Property is designated as Residential for future land use in the Richmond 300 and is within the Six Points Neighborhood Node. The Property is zoned UB-2/PE-8 and is the subject of the Existing SUP. The parcel to the west is owned by an affiliate of the Applicant. Several of the properties across East Brookland Park Boulevard to the north are zoned UB-2/PE-8 and are to be developed by an affiliate of the Applicant as multi-family residential under a SUP pursuant to Ordinance 2018-041. The parcels generally to the south of the Property are zoned R-5 with single family residential dwellings. The central Six Points business area to the east is zoned UB/PE-8.

The Property would remain subject to the Existing SUP except for the parking and access connection improvements shown on the Plans. The SUP Amendment would permit the construction and use of these improvements that are the direct response of community engagement with respect to the Companion SUP, including multiple community meetings at the Property attended by residents of the Property. Residents of the Property and neighbors have expressed a desire for enhanced parking and connections.

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The proposed development pursuant to the SUP Amendment and the Companion SUP is compatible with the goals of the Richmond 300 for the Six Points area to create additional density and foster a pedestrian-oriented nexus within the Highland Park and Northside neighborhoods in the City. The off-street parking spaces will be landscaped and shaded from view from the street. The alley connections would support the City's policy of enhancing existing connections to the street grid.

A key driver of the 2015 rezoning was the deterioration and vacancy in the Six Points area and to encourage future pedestrian-oriented mixed-use development. The quality, affordable senior housing on the Property has been a catalyst in the area, but for more stable businesses to locate in the central Six Points area as an amenity to the greater area, more multi-family residential density must occur in the UB-2 areas, like the Applicant's proposed use in the Companion SUP situated between central UB Six Points and the surrounding R-5 district. To accommodate the needs of the site – not directly facing the core business area but also not directly adjacent to the R-5 single family areas – this requested SUP Amendment would enable appropriate discreet parking and for use of existing connections in order to support available density to accommodate future residents who would walk to the businesses called for in the City's 2015 rezoning in the adjacent UB area to the east.

The following are factors indicted 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 SUP Amendment will not:

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

The proposed SUP Amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP Amendment is consistent with the recommendations of the Master Plan, as put in place by the 2015 Ordinance.

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

The proposed SUP Amendment will not result in significant traffic impacts to nearby residential neighborhoods and is consistent with the goals of creating pedestrian, not vehicle, vitality in the Six Points area.

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

The Property would 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.



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

The proposed SUP Amendment will not tend to over crowd the land or create an undue concentration of land considering the City's stated goals in the 2015 Ordinance to support multi-family density in the area

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

The special use permit would not adversely affect the above referenced City services. To the contrary, the SUP Amendment would help insure the viability of the Six Points area.

- *Interfere with adequate light and air.*

The proposed SUP Amendment will not impact the light and air available to adjacent properties.

The SUP Amendment would enhance surrounding uses and the Six Points area. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal



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