



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: 3600 Grove Avenue

Date: September 16, 2022

Tax Map #: W0001657002

Fee: _____

Total area of affected site in acres: 2.266 acres

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

Zoning

Current Zoning: R-48

Existing Use: vacant adult care multi-family

Proposed Use

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

Multi-family Residential

Existing Use: vacant adult care multi-family

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Tom Burr

Company: Flournoy Development Group, LLC, a Delaware limited liability company

Mailing Address: 1100 Brookstone Centre Parkway

City: Columbus

State: GA

Zip Code: 31904

Telephone: (847) 226-0815

Fax: ()

Email: tom.burr@flournoydev.com

Property Owner: JFC Windsor DST c/o Windsor Manager

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: 1148 W. Legacy Crossing Boulevard, Suite 400

City: Centerville

State: UT

Zip Code: 84014

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)

January 30, 2023

BY ELECTRONIC DELIVERY

Mr. Jonathan Brown
City of Richmond DPDR
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Jennifer D. Mullen
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

Re: Special Use Permit 3600 Grove Avenue (W000-165/7002)

Dear Mr. Brown:

This letter shall serve as the revised Applicant's Report accompanying the application for a Special Use Permit application (the "SUP") for the property known as 3600 Grove Avenue (the "Property"). The SUP would authorize the use of the Property for multifamily use with structured parking, as well as accessory programmed ground floor and rooftop spaces as shown on the enclosed conceptual site plans, floor plans, renderings, and elevations (the "Plans").

The applicant, Flournoy Development Group (the "Applicant") is a nationally recognized, vertically-integrated mixed use and multifamily housing developer. Since 1967, the Applicant has delivered over 44,000 apartment homes spanning more than 230 projects across the Southeastern United States with a relentless focus on quality and long-term value creation for the communities in which it owns and operates. The Applicant's historical portfolio includes thoughtfully-designed, urban developments and the company specializes in the development of sensitive mixed use and residential projects in cities like Richmond. Additional information related to the Applicant's platform, portfolio, and core values can be found at the following link: <https://flournoycompanies.com/multifamily-development>.

The request in this SUP is the change of use from the current adult care multifamily use (which is currently non-operational) to multifamily residential at the height and density shown in the Plans. The Applicant proposes that the existing dilapidated 1950s building on the Property - formerly with 60 adult care residential beds, 20 staff members, and 39 on-site parking spaces - be demolished and replaced with a new high quality mid-rise community scale residential multifamily building (the "Building") as shown on the Plans. Specifically, the Applicant expects to:

- (i) Construct a new six (6) story residential Building containing approximately 260 dwelling units comprised of a mix of studio, one (1) bedroom, and two (2) bedroom market rate apartments;

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- (ii) Construct accessory structured parking on the interior of the parcel with approximately 335 on-site structured parking spaces and exterior screening as shown on the Plans;
- (iii) Provide for short-term and long-term bicycle parking both outdoors and within the parking structure;
- (iv) Provide hardscape areas for gathering space and potential future commercial uses;
- (v) Enhance the interior ground floor space for use as an active, programmed resident space, with the architectural forms of commercial space, such as two-story windows and ceilings at the Grove Avenue and Thompson Street intersection to maximize engagement with the surrounding streetscape;
- (vi) Construct high quality exterior finishes, with metal and glass balconies on each floor, brick and glass finishes on the ground floor, designed and arranged to engage the pedestrian network, a brick façade to the fifth floor, with grey cementitious panel siding on the sixth floor with an enhanced cornice line, all creating a building design that is compatible with the surrounding neighborhood;
- (vii) Install sidewalks, street trees, curb and gutter, and pedestrian and vehicle safety bump-outs at the intersections of 195 and Thompson Street and Grove Avenue and Thompson Street, preserving on-street parking along Grove Avenue;
- (viii) Bury most power lines along Thompson Street and Grove Avenue adjacent to the project; and
- (ix) Install new decorative street lights along Thompson Street and Grove Avenue that generally conform with similar decorative street lights throughout the Museum District.

The Property is not located within the Museum District Design Overlay District but is located within the area of the Museum District Association (“MDA”). The Applicant has reached out to the MDA, presented to the MDA Zoning Committee on September 14, 2022 and December 14, 2022, as well as hosted a neighborhood meeting January 17, 2023. The building materials and elevations were revised based on the comments from the MDA Zoning Committee meeting in December 2022, as well as the neighborhood meeting in January 2023.

The Property is zoned R-48 and was formerly the Windsor Memory Care facility. Properties immediately surrounding the Property to the south are zoned RO-2, with a mix of commercial and medical office uses. The western boundary of the Property is I-195 and the railroad. Properties to the east are also zoned R-48 and are located within the Museum District Design Overlay District and are occupied by a mix of single-family, two-family, and multifamily dwellings. Properties to the north across the I-195 exit are zoned R-48 but used as a City park with tennis courts and playing fields.

The Richmond 300 (the “Master Plan”) recommends “Community Mixed Use” for the subject and surrounding properties and is located adjacent to the Carytown National/Regional Node. Community Mixed Use is described as medium density walkable commercial and residential uses, with parking inside the structure, up to six (6) stories tall, and with an activated ground floor, buildings to the street, windows and entrances on the street and streetscape elements incorporated. This Property is uniquely situated on a block without residential or existing buildings adjacent to it as it is surrounded by the I-195 off-ramp, Grove Avenue and Thompson Street. The street typologies surrounding the Property also are

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identified as locations recommended for additional density as Grove Avenue is identified as a Major Residential Street and Thompson Street is a Major Mixed-Use Street. The proposed redevelopment of this Property is consistent with the recommendations of the Richmond300.

STANDARD OF REVIEW

The request addresses the following 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 will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP is consistent with the recommendations of the Master Plan related to the Property. It would contribute to the general welfare of the community by, among other things, providing an opportunity to replace a dilapidated building in manner consistent with the quality of development in the surrounding community.

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

As demonstrated in the enclosed traffic impact analysis materials (which was based upon 275 dwelling units for the subject for purposes of conservatism), the proposed SUP will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Master Plan and its design principles. The Property proposes approximately 335 onsite parking spaces within the proposed parking deck with an additional seven (7) on-street parking spaces and a loading zone (spanning two street parking spaces) on Grove Avenue (i.e., preserving on-street parking on Grove Avenue). The Property proposes one (1) access on Grove Avenue and one (1) access on Thompson Street, and it adds significant pedestrian features such as the bump-outs shown on the Plans. In addition, it is worth noting that with the proposed SUP, the number of access points on Thompson Street will be reduced from three to one. In addition, the streetscape improvements of bump-outs and wider sidewalks will improve safety for pedestrians.

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

The Building will be constructed 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. Existing fire hydrants are located within the safe, appropriate distance established by the Fire Department for the Property. The Grove Avenue access will include a hammerhead turn designed to accommodate the City's fire and emergency vehicles as shown on the Plans.

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

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The proposed SUP will not over crowd the land or create an undue concentration population. The parcel is an edge parcel not immediately surrounded by single family residential dwelling units and is consistent with the Richmond300 recommendations.

- *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 SUP would not adversely affect the above referenced City services. The bump-outs on Thompson Street at the intersections with Grove Avenue and the I-195 exit will enhance pedestrian safety.


- *Interfere with adequate light and air.*

The proposed SUP will not interfere with adequate light and air; the height and configuration of the Building will not materially change from existing conditions except that it may diminish the impact of traffic noise from I-195 and the adjacent commercial train corridor.

In summary, the Applicant enthusiastically seeks approval of the SUP. The construction of the Building, made possible through the SUP, would guaranty a high quality use at the Property for the benefit of the community at large. The project would contribute to the vibrancy of the block through the development of an appropriate urban form that is consistent with the Richmond300.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Jennifer D. Mullen

Enclosures

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