



Application for **REZONING/CONDITIONAL REZONING**

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/>

Project Name/Location

Property Address: _____ Date: _____
Tax Map #: _____ Fee: _____
Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Zoning/Conditional Zoning

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

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.



September 28, 2022

Mr. Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

RE: Applicant's Report for Rezoning of 15 W Grace Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request to rezone the following property by removing the designation of the adjacent portion of N Adams Street as a Priority Street on the Zoning District Map:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
15 W Grace St	W0000104003	0.299	B-4	YMCA of Greater Richmond

Property

The property is one parcel located in the City's Monroe Ward district on the block bounded by W Grace and W Franklin Streets to the north and south, and N Foushee and N Adams Streets to the east and west. The parcel is zoned B-4 Central Business and consists of 0.299 acres of land area. The property is currently used as a surface parking lot serving the downtown location of the YMCA. A plan of development for the property is currently under review by City agencies for the construction of a six-story mixed-use building with 70 dwelling units and underground parking.

Surrounding properties to the north, east, and west are also located in the B-4 district and are used for various commercial and mixed-use purposes. The properties to the south across the alley are zoned RO-3 Residential Office.

Zoning Regulations & Proposal

The subject property is located in a B-4 Central Business district which permits a variety of commercial and multifamily uses. The proposed uses of the development undergoing POD review meet the requirement of the B-4 district.

On the official Zoning Map, N Adams Street is designated as a Priority Street. In the B-4 district, no portion of the ground floor of a structure located along a Priority Street frontage is permitted to be used for parking or related circulation of vehicles. The ground floor located along the Priority Street must be devoted to other permitted principal uses with a depth of not less than 20 feet.

The proposed building has a 140' frontage along N Adams Street. Approximately 58' of this frontage is comprised of a screened ramp providing access to the underground parking garage. Because this ramp is located along the N Adams Street Priority Street frontage, the currently proposed configuration is not permitted under B-4 regulations. As a result, we are requesting that this portion of N Adams St is removed from the Zoning Map as a Priority Street in order to accommodate the development as proposed.

Richmond 300 Master Plan

Priority Streets are designations that apply most to corner properties and requires the same form-based considerations which apply to principal streets (the highest order street fronting a parcel) to be applied to these other streets as well. This helps in a situation where a building is at the intersection of two major roads. Typically, only one road would be the principal street requiring special treatment as outlined in the Zoning Ordinance. This requires that both roads receive special treatment in order to improve the design and function of the new development.

The intent of this designation is to provide active uses along the street frontage. For the proposed development, this intent is met with a commercial and the residential lobby, including an entry door, situated along a majority of the frontage of the building along N Adams Street. Out of the 140' of the building along N Adams Street, 82' is devoted to active uses as the Plan recommends. Furthermore, remaining portion of the frontage is the screened and is an essential component of the garage which also contributes to the desired street design by placing parking underground.

City Charter Conditions

For these reasons, we trust that you will agree with us that removing the portion of N Adams Street adjacent to the property as a Priority Street will allow a development that is consistent with the intent of the B-4 district and the Richmond 300 Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at _ or (804) 248-2561 if you have any questions or require additional materials to process the application.

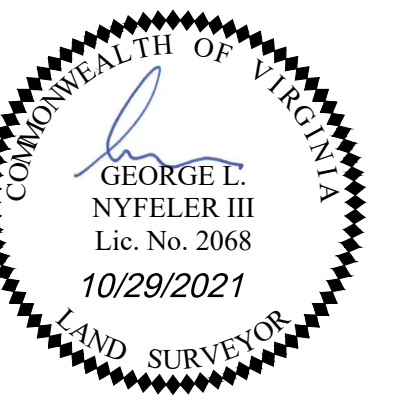
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

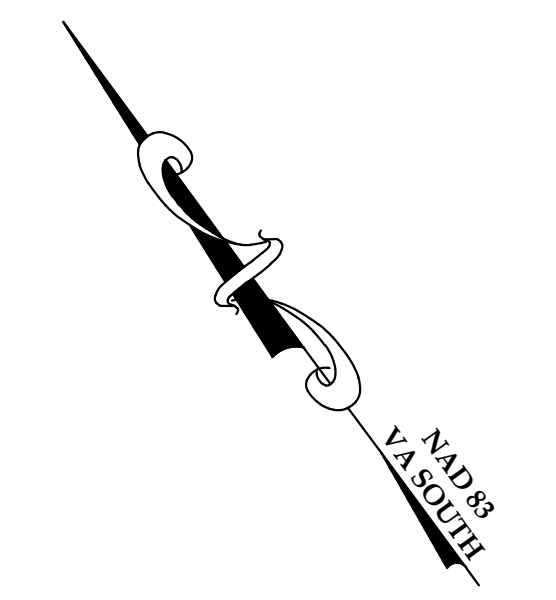
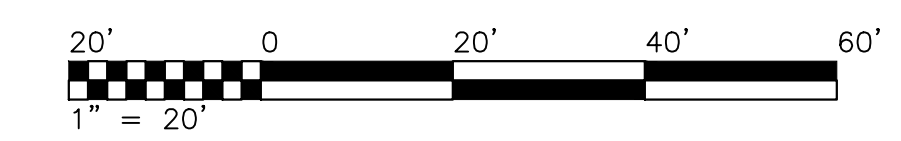
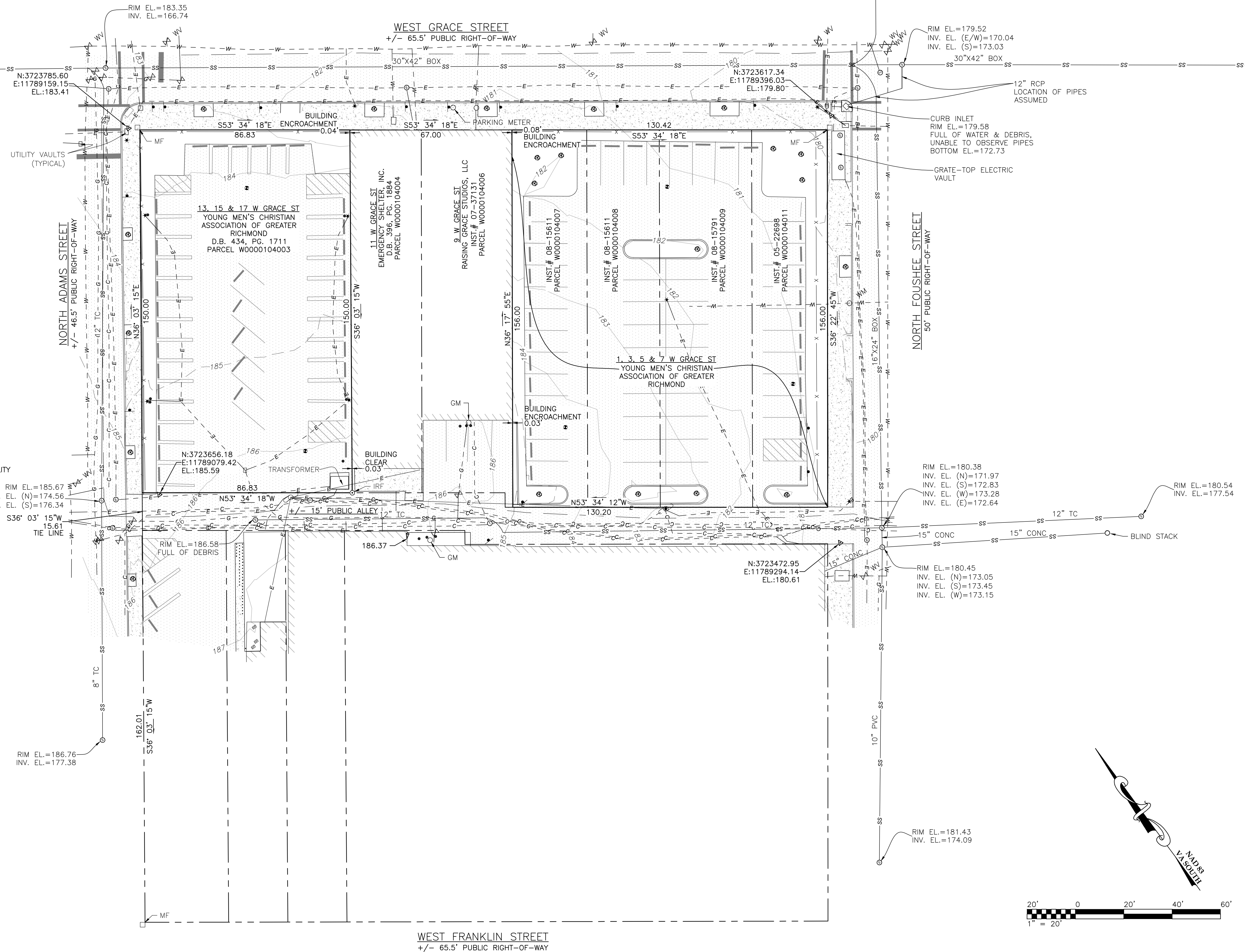
Enclosures

cc: The Honorable Katherine Jordan, 2nd District Council Representative
Alyson Oliver, Secretary to the City Planning Commission



- NOTES:**
1. THIS TOPOGRAPHIC SURVEY IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 10/15/2021 AND 10/26/2021; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 2. VERTICAL DATUM: NAVD88
 3. HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.
 4. UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE, PAINTED UTILITY MARKINGS BY INFRAMAP CORP., AND CITY OF RICHMOND GIS MAPPING.
 5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

- LEGEND**
- MF MONUMENT FOUND
 - IRF IRON ROD FOUND
 - ⊗ SOIL BORING
 - ▭ BUILDING LINE
 - ▨ ASPHALT
 - ▩ CONCRETE
 - FENCE
 - ▲ SIGN
 - SCSO SEWER CLEANOUT
 - SEWER MANHOLE
 - SS SEWER LINE
 - ⊗ ELECTRIC METER
 - ELECTRIC MANHOLE
 - ⊗ UTILITY POLE
 - GUY
 - E OVERHEAD UTILITY LINE
 - - - - UNDERGROUND ELECTRIC LINE
 - * LIGHT POLE
 - G GAS LINE
 - GM GAS METER
 - ⊗ GAS VALVE
 - WM WATER METER
 - ⊗ WV WATER VALVE
 - W WATER LINE
 - COMM. MANHOLE
 - C COMM. LINE
 - UNIDENTIFIED UNDERGROUND UTILITY
 - ⊗ TREE/SHRUB
 - BOLLARD
 - ▽ FINISHED FLOOR ELEVATION
 - ▲ SURVEY CONTROL POINT



NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
 619 W CARY STREET, RICHMOND, VA 23220
 804-277-4231 nyfelerassociates.com

DATE	10/29/2021
JOB NUMBER	21157
SCALE	1"=20'
DRAWN BY	JRW

TOPOGRAPHIC SURVEY FOR
1, 3, 5, 7, 13, 15 & 17 WEST
GRACE STREET
 CITY OF RICHMOND, VA



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Proffer Statement

As the current owner of the property located at 15 West Grace Street (W0000104003), the YMCA of Greater Richmond does hereby voluntarily proffer the following conditions in connection to the proposed rezoning:

1. The ground floor shall be arranged substantially as shown on the attached Sheet A101 of the plans entitled "15 W Grace" prepared by Walter Parks Architects and dated January 12, 2022.

Executed this 1st day of March 2023 by the Young Men's Christian Association of Greater Richmond.

By:

David S. Wyman
Senior Vice President – Chief Financial Officer

Date: 3/1/23

The foregoing was acknowledged before me the 2nd day of March 2023.

My commission expires: 01/31/2025

Notary Public

Notary Reg No. 7924957

