

0793



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

Project Name: Mini Price Warehouse II Date: 7/1/2015

Property Address: 4300 West Broad Street Tax Map #: N0002002007

Fee: \$2,400.00 Total area of affected site in acres: .847
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-3

Proposed Use

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

Existing Use: Multi-story, self service storage facility

Is this property subject to any previous land use cases? same

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: James W. Theobald

Company: Hirschler Fleischer

Mailing Address: PO Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9513 Fax: (804) 644-0957

Email: jtheobald@hf-law.com

Property Owner: Don-Barry, L.L.C.

If Business Entity, name and title of authorized signee: Barry Sifen, CFO/VP

(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: c/o Michael D. Sifen, Inc., 500 Central Drive, Suite 106

City: Virginia Beach State: VA Zip Code: 23454

Telephone: (757) 486-3700 Fax: (757) 486-0905

Email: dsmith640@aol.com

Property Owner Signature: *Penny Giles* Penny Giles, Attorney in Fact

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional signatures if 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)

July 1, 2015

APPLICANT'S REPORT

Special Use Permit
4300 West Broad Street, Richmond, Virginia
Map Reference Number: N0002002007

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

Submitted by: **Don-Barry, L.L.C.**
c/o Michael D. Sifen, Inc.
500 Central Drive, Suite 106
Virginia Beach, Virginia 23454

Prepared by: **Hirschler Fleischer, Attorneys at Law**
James W. Theobald, Esquire
2100 East Cary Street
Richmond, Virginia 23223

Introduction

The applicant, Don-Barry, L.L.C. (the "Applicant"), is the owner of the parcel of land located at 4300 West Broad Street and referred to as N0002002007 on the City of Richmond's tax map (the "Property"). The Property is zoned B-3 General Business and was previously used and developed as an auto sales and rental business. The Property is located in the historic Sauer's Gardens area and is adjacent to industrial and retail uses. Transitioning across West Broad Street and behind the retail fronting West Broad Street are the residences that comprise Sauer's Gardens. The Property fronts West Broad Street in the City of Richmond (the "City"), but the majority of the parcel lies within Henrico County in the rear.

The Applicant desires a Special Use Permit ("SUP") to permit the redevelopment and revitalization of the Property for multi-story, self-service storage facility purposes. A portion of the Property has already been redeveloped as a self-service storage facility, including 1,500 square feet of office and 23,670 square feet of storage space. The B-3 zoning district permits only 20,000 square feet of storage; therefore, the additional 3,670 square feet that were developed have been left vacant/unused. This requested SUP will authorize the additional 3,670 square feet so that it may be utilized. Development of a second building 20,463 square feet in size is also

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proposed. This requested SUP is in keeping with the retail and industrial uses in the immediate area, and the redevelopment will continue the trend of revenue growth for the City by adding to the real estate tax base. Additional redevelopment/revitalization in the area includes the new Pleasant's Hardware store adjacent to the west. The proposed self-service storage facility use will address the area's need for a place to store personal belongings, furniture, businesses' records, etc. The use has no impact on City facilities, is a low traffic generator and will generate taxes for the City.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located in Sauer's Gardens on the north side of West Broad Street between Shenandoah Street and Sauer Avenue on the south side of West Broad Street. The Property contains approximately 36,875 square feet of lot area. The Property is referenced by the City Assessor as one tax parcel, N0002002007. The existing self-service storage facility was constructed by the Applicant in 2013. The remaining auto sales and rental building is no longer being used.

To either side and the rear are additional auto rental establishments, retail and industrial establishments. Across West Broad Street are retail establishments transitioning to the residences within Sauer's Gardens.



Proposal

PROJECT SUMMARY

The proposed development would authorize the 3,670 square feet of unused storage space in the existing building constructed in 2013, for a total of 23,670 square feet of storage in that building, as well as 1,500 square feet of office area. An additional 20,463 square feet of storage space would be developed in the new building for a total of 44,133 square feet of storage in both buildings and 1,500 square feet of office. The facility provides full-service moving and storage assistance to area residents and businesses, has secure gate access and each storage unit has an alarm. Six parking spaces are required and 11 are being provided. Lighting and building-mounted signage are proposed as per the attached plans.

APPROPRIATENESS

Redeveloping this Property for a self-service storage facility will continue to help the revitalization of this portion of West Broad Street and Sauer's Gardens. Furthermore, the adjacent property is being redeveloped for Pleasant's Hardware. The use will address the area's need for a place to store personal belongings, furniture, businesses' records, etc. The use has no impact on City facilities; it is a low traffic generator and will generate taxes for the City.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP would allow for the redevelopment and revitalization of this old commercial Property as a newly developed self-service storage facility. The use will address the area's need for a place to store personal belongings, furniture, businesses' records, etc. and will add to the City's real estate tax base.

- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed development will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. The use is the lowest traffic generator in the ITE manual (other than cemeteries). Six parking spaces are required and 11 are being provided. The on-site parking will minimize use of on-street parking in the community.

- ***NOT create hazards from fire, panic or other dangers.***

The redevelopment and use of the Property will have no negative impact relative to fire, panic or other dangers. The Property will 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. The existing and proposed buildings have been/will be constructed in a non-combustible construction type as allowed by the International Building Code and the VUSBC. The exterior will be CMU and metal studs with non-combustible finishes. The interior will be CMU fire protected exits with metal stud framing for interior units and spaces, finished with gypsum wall board and/or metal panels. Adequate paths of exits will be provided and the buildings will be fully sprinkled.

- ***NOT tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to overcrowd the land or create an undue concentration of land. The proposal is a redevelopment of the Property its use reuse will not cause any sort of overcrowding of land. Six parking spaces are required and 11 on-site spaces are being provided. The use is a very low traffic generator.

- ***NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above-referenced City services. The proposed use has very little impact on City facilities and, in fact, the proposed improvements represent a new investment in the City that will add to the real estate tax base. The utilities and transportation infrastructure are in place and will not be impacted.

- ***NOT interfere with adequate light and air.***

The light and air available to the Property and adjacent properties will not be affected. The Property was previously developed and used, so the redevelopment will not have an adverse impact.

Very truly yours,



James W. Theobald

JWT/pg
Enclosure

cc: Mr. Don Smith (via email w/attachments)