

will not be accepted.)

Application for REZONING/CONDITIONAL REZONING

RECEIVED SEP 1 6 2016

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 LAND USE ADMINI	RZON 006357-2016
Project Name: Statement Brewery	STHATION Date: September 12, 2016
Property Address: 3022 West Broad Street	Tax Map #: N000-1588/024
Fee: \$1,500.00 Total area of affected site in acres: 0.598 Acres (See page 3 for fee schedule, please make check payable to the "City of Richmond")	
Zoning Current Zoning: B-3 General Business	Proposed Zoning/Conditional Zoning (Please include a detailed description of the proposed use and proffers in the required applicant's report)
Existing Use: Bank Is this property subject to any previous land use cases? ☐ Yes ☒ No	B-7 Mixed-Use Business
If Yes, please list the Ordinance Number:	
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Applicant/Contact Person: Andrew M. Condlin, Esquire	
Company: Roth Doner Jackson Gibbons Condlin, P	LC
Mailing Address: 919 East Main Street, Suite 2110	
City: Richmond	State: <u>VA</u> Zip Code: <u>23219-4625</u>
Telephone: _(<u>804</u>) <u>977-3373</u>	Fax: <u>(804) 441-8438</u>
Email: _acondlin@rothdonerjackson.com	
Property Owner: Summitbrew LLC	
If Business Entity, name and title of authorized signee: <u>Jay Shah, Manager</u> (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: 2000 Ware Bottom Spring Road	
City: _Chester	State: <u>VA</u> Zip Code: <u>23836</u>
Telephone: _(_804) 777-9000 x109	Fax: _()
Email: jay@shaminhotels.com	
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.)	

attorneys at law

919 East Main Street, Suite 2110, Richmond, VA 23219-4625 (804) 441-8440 (main) - (804) 441-8438 (fax)

www.rothdonerjackson.com

Andrew M. Condlin (804) 977-3373 (direct) acondlin@rothdonerjackson.com

September 16, 2016

BY HAND DELIVERY

Ms. Lory Markham
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Rezoning: 3022 West Broad Street

Dear Lory:

This letter shall serve as the Applicant's Report accompanying the application for a rezoning from B-3 General Business to B-7 Mixed-Use Business in order to facilitate the development of a brewery with an accompanying restaurant use at 3022 West Broad Street (the "Property"). The Property is located on the north side of West Broad Street at the corner of Summit Avenue and contains 0.598 acres of lot area. The Property is occupied by a one story building containing approximately 9,980 square feet of floor area, with some accessory buildings. The building has been occupied as a bank since its construction in 1948.

The Property is zoned B-3 General Business, which only permits small-scale breweries as an accessory use in conjunction with a restaurant. As a result, parking is required for accessory breweries at the same rate as restaurants at one space per 100 square feet of floor area. While a restaurant is contemplated in conjunction with the proposed brewery in this instance, at over 4,000 square feet in floor area, the brewery would be rendered infeasible by that parking requirement. The proposed B-7 Mixed-Use Business District permits breweries producing not more than 100,000 barrels of beer per year as a principal use. As a principal use, the brewery would be required to provide parking based on the number of employees and vehicles used therewith – the same standard other breweries in the vicinity are required under the predominant M-1 Light Industrial zoning. Therefore, a rezoning to the B-7 Mixed-Use Business classification is requested.

The Master Plan recommends "General Commercial" for the Property, which suggests a broad range of office, retail and general commercial uses are appropriate. The B-7 district is consistent with this classification as its intent is to encourage a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses. The B-7 district and proposed development are also consistent with the Master Plan land use goals and city-wide land use strategies which suggest, among other things, that vacant or underutilized sites should

Ms. Lory Markham September 16, 2016 Page 2

be developed with productive land uses of high quality, thereby enhancing commercial and economic development opportunities.

While not complete, it is anticipated that the long-range plan for the Broad and East Main Street corridors along the future route of the GRTC Pulse: Bus Rapid Transit (BRT) system will share elements that are consistent with the intent of the B-7 district while potentially permitting more intense development based on transit oriented design principals. Elements of the B-7 district intent including, but not limited to, promoting mixed-uses, encouraging an active and safe pedestrian environment, and ensuring an appropriate mixed-use character through fenestration requirements and certain form-based requirements, are likely to be reflected in the recommendations of the study. As a result, the proposed B-7 district will likely be more consistent with the findings of the study than the existing B-3 district, which is more suburban in character.

The properties to the north are zoned M-1 Light Industrial and are designated "Industrial" in the Master Plan. Properties, to the east, west across Summit Avenue, and south across West Broad Street are zoned B-3 General Business and designated "General Commercial" in the Master Plan. The zoning designations for many of these properties will likely change as a result of the continued development of the long range planning process by the City and the BRT. This request will serve as a transition as well as set the standard for future development in the area.

The availability of tax credits for the renovation of the existing structure ensures that appropriate design control will be provided through the State and Federal review of tax credit applications. The B-7 district also includes "form-based" requirements, such as building façade fenestration, maximum setbacks, and restrictions on the location of parking areas, which address concerns over mixed-use design and character. To the extent that any portion of the Property may be redeveloped in the future, the B-7 district's additional design control requirements would be helpful in ensuring development that is of appropriate commercial/mixed-use character.

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

Sincerely,

Andrew M. Condlin

Enclosures

cc: The Honorable Charles R. Samuels

{00505065;v2}



Legal Description

PARCEL I (3022 Mest Brood Street)

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Old Republic National Title Insurance Compan Schedule B — Commitment Na. BCT: 1511457 (Referenced by corresponding number in Commitment)

Parking Spaces

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Business District

Current Zoning: B-J (Ceneral

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Identition Sto Yord: None
Identition Reserved None
Mechanism Haght: 35.00 foot

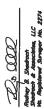
Current Zoning: M-1 (Ught Industrial

Percets 2 & J.

Yord Regularments:
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Surveyor's Cartificate

- SUBMITMENT, LLG, a largina dimbar adolity company OLD REPUBLIC MATCHAL TITLE ANSWOONCE COMPANY
- The undersigned Arthur condition that this map or pixt and the survey on which it is bessel made in secretarises with the 1911 Authorithm Standards Dated Repairments for ALD/ACSM Leaf The Surveys, public secretarises of the Alberta Market and ACSM and Incident Name 1-4, for 701, 714, 8, 8, 11(a), 13, 14, The Rebeard was computed on February 4, 2016.



2/09/16

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RODNEY B. SHADRACH NO.2274

D Bitch Planter Conner encreaches 1.57° onto subject property. E Brick Planter Corner encroaches 1.49° anto audject property. F Building Creminary encreaches 0.82" onto existent property.

C Building Overhang encroaches 0.47° ento subject property:

B Fance Corner encreaches 1.40° anto subject property. A Fence Corner encroaches 1.43" onto aubject property

Statement of Encroachments

City of Richmond Zondoy Distains Richmond, Heyshe 22719 Floraer (2004)646–5340 Farr: (2004)646–5340

SHOWING EXISTING IMPROVEMENTS TO THREE PARCELS OF LAND BEING \$3022 W. BROAD STREET \$3101 W. MARSHALL STREET CITY OF RICHMOND, VIRGINIA DATE: FEBRUARY 9, 2015 G Building Charbong encroaches 0.78" onto subject property ALTA/ACSW LAND TITLE SURVEY

Scale: 1" = 25" 25 0

Shadrach & Associates LLC LAND SURVEYING

- 1. This survey pick represents a current and occurate field branch survey of the prentition shown hereon.
 Date of last physical survey: Fabrusry 4, 2016
- This survey was mode with the banafit of a Tible Report dated November 24, 2015, based by OM Republic Notherd Tible Insurance Company (No. 8CT:1511457).
- 4. There is no evidence of use of the Property as a solid aresto sendory lends. I There is no endence of a cometary on the subject property.
- Avenue and a public alley 3. Percel I has direct occass to II. Broad Street, Saranti i 6. Percel II has offect occass to a public odly. 5. Percel III has offect occass to II. Maranal Street.

Sheet 1 of

