



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/>

007294
SUP-007256-2016

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

RECEIVED

OCT 6 2016

Project Name/Location

Project Name: UMFS Date: 10-4-16

Property Address: 3900 West Broad Street Tax Map #: N0001940001

Fee: \$1800 Total area of affected site in acres: 27.3
(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: Educational and non prof. uses

Is this property subject to any previous land use cases?

non-electronic sign
educational trailer

Yes No
 If Yes, please list the Ordinance Number:

1982-262-82

2010-047-57

Applicant/Contact Person: UMFS c/o William K Shewmaker

Company: Leclair Ryan

Mailing Address: 919 E. Main Street, 24th Floor

City: Richmond State: Va. Zip Code: 23219

Telephone: (804) 783-7595 Fax: (804) 783-7695

Email: William.Shewmaker@leclairryan.com

Property Owner: United Methodist Family Services of Virginia

If Business Entity, name and title of authorized signee: William Shewmaker Attorney at Law

(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: 3900 West Broad Street

City: Richmond State: Va. Zip Code: 23230

Telephone: (804) 353-4461/1102 Fax: (804) 239-1245

Email: zzieh1@unfs.org

Property Owner Signature: [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)

LIMITED POWER OF ATTORNEY

United Methodist Family Services of Virginia ("UMFS") is the owner of property in the City of Richmond, Virginia, known as 3900 West Broad Street, Richmond, Virginia, Parcel Id N0001940001 (the "Property"), and hereby grants a limited power of attorney to William H. Shewmake and the law firm of LeClairRyan to file on behalf of UMFS any and all documents, including without limitation, applications and proffered conditions, relating to any rezoning or special use permit involving the Property.

UNITED METHODIST FAMILY SERVICES
OF VIRGINIA

By: *Greg Peters*

Its: *President + CEO*

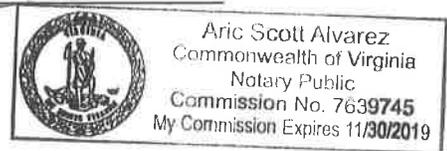
COMMONWEALTH OF VIRGINIA

City/County of *RICHMOND*, to-wit:

I hereby certify that on this *29* day of *September*, 2016, before me, the undersigned Notary Public in and for the Commonwealth of Virginia, at large, personally appeared *GREG PETERS*, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that s/he executed the foregoing instrument for the purposes set forth herein.

[Signature]
Notary Public

My Commission Expires: *11.30.2019*
Registration Number: *7639745*



SPECIAL USE PERMIT APPLICANT'S REPORT

This is a limited special use permit (“**SUP**”) request. At the time of filing, the owner of the property, United Methodist Family Services (“**UMFS**”), located at 3900 West Broad Street, Richmond, Virginia (the “**Property**”), has been providing charitable services to children, adolescents, and families on the Property for 116 years. UMFS has been providing those services under a SUP which must be amended every time UMFS changes, relocates, or expands its services and uses. The last time UMFS amended its SUP in March, 2010, planning staff encouraged UMFS to consider seeking a rezoning to an institutional zoning classification, which would eliminate the need for repeated SUP amendments.

UMFS has conducted an extensive analysis that involved engaging numerous professionals, as well as UMFS’s stakeholders and others, to help UMFS create a plan that will guide UMFS as it seeks to better serve the community and the people who need the services that UMFS provides. As a result of that process, the UMFS Board of Directors adopted a plan that will not only renovate and improve the UMFS campus and allow UMFS to meet the ever-growing demand for its services, but will also result in the Property’s West Broad Street frontage being developed with a mix of offices, retail, and residential uses, thereby helping to realize the City’s vision for the Broad Street corridor while substantially increasing the City’s tax revenue.

To accomplish these objectives, UMFS has decided to retain the B-3 zoning classification along West Broad Street and rezone the balance of the Property to the institutional zoning district classification. By doing so, UMFS eliminates the need for the existing SUP on the UMFS campus. However, in order to further its mission, UMFS believes that it is vitally important to raise awareness about the need for people to become involved in helping meet the needs of the people that UMFS serves, to include becoming foster parents. To accomplish this, UMFS wants

to erect a non-electronic stand-alone sign, 14 feet by 48 feet, that will be visible from I-195. The sign would be located in the designated area identified on the attached plat. Decisions concerning the exact location and treatment of the sign will be made by the Planning Director or his designee prior to any permit being issued for the sign. During the campus improvements, UMFS may also need the use of a temporary educational trailer that would be located in the area identified on the attached plat. The dimensions of the educational trailer are approximately 24 feet by 64 feet. UMFS needs a SUP for these two uses because they are located on the portion of the Property that will be zoned institutional. In conjunction with the SUP application, UMFS is also filing a rezoning application, which discusses in detail the reasons for and impact of the requested rezoning to an institutional district classification. The rezoning would govern the uses on and master plan for the portion of the Property zoned institutional. The senior housing would remain subject to the existing SUP.

The sign request will have little or no impact. There will be no additional employees and no transportation, fire, or safety issues. The sign is compatible with the surrounding area because it will only be visible from I-195, and it will not be electronic. Further, it would be specifically limited to displaying images and messages that are limited to and involve the mission of UMFS and would promote awareness of the needs of those that UMFS serves. The educational trailer will likewise have little or no impact. The trailer is intended to be used while UMFS is expanding and upgrading its campus and the use is consistent with the educational services UMFS already provides on the campus.