



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: 2009 Brook Road and 2011 Northumberland Avenue Date: 10/04/2017
 Tax Map #: N0000530010 and N0000586009 Fee: \$2,400
 Total area of affected site in acres: 4.45 acres

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

Zoning

Current Zoning: M-1 / R-5

Existing Use: Industrial / Vacant and Wooded

Proposed Use

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

224 multi-family residential units
 Existing Use: Industrial / Vacant and Wooded

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2002-330-321

Applicant/Contact Person: John Waechter

Company: Loughridge Company
 Mailing Address: 5711 Staples Mill Road, Suite 100
 City: Richmond State: VA Zip Code: 23228
 Telephone: (804) 814-4732 Fax: (804) 353-7410
 Email: jwaechter@loughridgeconstruction.com

Property Owner: W. Brook Road, LLC

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: 3051 Eastbury Lane
 City: Charles City State: VA Zip Code: 23030
 Telephone: (804) 356-4707 Fax: ()
 Email: kiddrva@gmail.com

Property Owner Signature: *Kim Sully Kidd, Managing Member*

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)



December 11, 2017

Mr. Matthew Ebinger
Senior Planner – Land Use Administration
Dept. of Planning & Development Review
900 E. Broad Street, Room 511
Richmond, VA 23219

**RE: Brook Road Apartments – 2009 Brook Road and 2011 Northumberland Avenue
SUP Applicant Report**

Dear Mr. Ebinger,

On behalf of the Owner of Record, it is my pleasure to file this Applicant Report with the City of Richmond. We sincerely appreciate the good feedback in the pre-application meetings we held during October and November and offer this plan as refined during those meetings with you and your staff.

This report accompanies the Special Use Permit application for the proposed development of a 224-unit multi-family residential community to be located at 2009 Brook Road and 2011 Northumberland Avenue. The site contains 4.45 acres and is currently zoned M-1 and R-5. Since the site is adjacent to existing multi-family residential and single-family residential, we feel the application is compatible with the surrounding area and worthy of a significant investment in our City. It is consistent with the intent of the City's updated master plan for this area.

The proposed buildings will offer studio apartments as well as one and two bedroom units. Additionally, the development will provide residents with various amenities to include a swimming pool, fitness center, clubhouse, dog park, pocket park with open space, resident storage units, bike storage and maintenance shops, and adequate parking. The project will be constructed with high-quality materials and is designed to meet the needs of the area and the apparent housing demand.

Currently the site is occupied by a warehouse and associated parking areas, curbing, and sidewalks. It is surrounded by the U.S. Postal Service to the south, existing apartments, residential homes, and Roberts Street to the north, Brook Road to the west, and industrial uses to the east. We feel bringing more residents into a growing neighborhood with responsible development is a greater asset to the overall neighborhood than the existing M-1 warehouse and its uses.

The proposed development follows the VUU / Chamberlayne Neighborhood Plan which specifies multi-family residential for the area in the Proposed Land Use Plan. Additionally, the development capitalizes on the demand for more housing in the area and opportunities to provide varying types of housing as noted in the Neighborhood Plan. The proposed use in this location will provide an appropriate transition between VUU, the single-family neighborhoods to the northeast, and the industrial uses to the south.

The proposed multi-family development will increase traffic to the site and raise the parking demand for the surrounding neighborhoods. In an effort to meet the intent of the Neighborhood Plan, the proposed

5711 Staples Mill Road, Suite 100 | Richmond, VA 23228 | ph (804) 353-7373 | fax (804) 353-7410

Partners in Progress

buildings are located adjacent to Brook Road and Roberts Street and the majority of the parking will be located towards the rear of the buildings. Providing adequate parking within the development will help mitigate the inundation of cars into the already crowded nearby neighborhood streets.

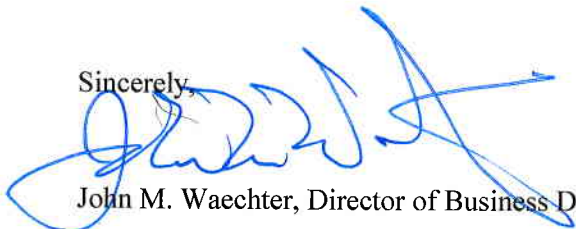
The proposed development will provide and maintain safe vehicle and pedestrian access. Sidewalks are proposed around both buildings, adjacent to parking areas, to the dog park and the pocket park, and will connect to the existing sidewalk along Brook Road with additional connectivity via Roberts Street and Seminary Avenue. Vehicle access will be provided to the site from Brook Road and Roberts Street. An entrance is also proposed as an extension of Seminary Avenue and a future easement is shown to provide future connectivity and access should the City have the opportunity to extend the block through the current Post Office property in a redevelopment scenario.

A lighting plan is included with the proposal and will allow safe pedestrian circulation around the site by creating a safer environment utilizing good lighting practices. Landscaping is also included to provide aesthetic value to this and the surrounding sites. With the proposed development, the buildings will be set off Brook Road and Roberts Street to allow additional plantings along the street frontages.

The proposed use of the property complements the surrounding area and revitalizes a currently vacant parking area and warehouse. Furthermore, the proposed multi-family community fits with the intended land use described in the VUU / Chamberlayne Neighborhood Plan and meets the conditions for a Special Use Permit specified in the City Charter.

Thank you for your consideration of the application. Please contact me at (804) 814-4732 or jwaechter@loughridgeconstruction.com should you need any additional information.

Sincerely,



John M. Waechter, Director of Business Development

Loughridge & Company