



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: 703 N Harrison Street Date: 01/28/2019
 Tax Map #: N0000486038 Fee: \$1,800
 Total area of affected site in acres: 0.148 acres

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

Zoning

Current Zoning: M-1
 Existing Use: Multifamily

Proposed Use

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

Existing Use: Multifamily
 Existing Use: Multifamily

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2009-225-225

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 2314 W. Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 340-2581 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Harrison Street Development, LLC

If Business Entity, name and title of authorized signee: Mark Larson, President

(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: 410 Hancock Street, Suite 110
 City: Richmond State: VA Zip Code: 23220
 Telephone: (818) 618-2097 Fax: ()
 Email: b_skaggs@larson-development.com

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)



February 8, 2019

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for a Special Use Permit Amendment for 703 N Harrison Street and 410 N Hancock Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit Amendment application for 703 N Harrison Street and 410 N Hancock Street. With this application, the owners of the subject properties are petitioning the City Council to remove the off-street parking requirement for the properties. The remaining conditions in the SUPs would stay in place as they currently exist.

The proposed special use permit amendments would apply to two ordinances governing two properties across the alley from each other in the Carver neighborhood. Both ordinances were originally authorized in 2009 to allow for this adaptive redevelopment of two historic buildings into small mixed-use multi-family buildings. 703 N Harrison Street is 0.148 acres and is improved with an historic building taking up nearly the entire lot. The building is approximately 12,900 square feet and contains 11 dwelling units and one commercial space. 410 N Hancock Street is 0.103 acres and is also improved with an historic building occupying nearly the entire lot. This building is approximately 8,410 square feet and contains ten dwelling units.

The properties are currently located in the M-1 Light Industrial District which permits a wide variety of commercial and industrial land uses but prohibits any residential uses. This zoning has been in place for many decades and is no longer compatible with the development pattern in the area. This zoning is what necessitated the two SUPs in 2009. Adjacent zoning along Broad Street is B-4 and does not have parking requirements for multi-family uses with less than 16 units.

The special use permits authorizing the use of the existing buildings required one off-street parking space to be provided for each unit and allowed them to be provided off-site within 1,000 feet of the subject properties. At the time the ordinance was approved there were several surface parking lots in the vicinity that provided the off-street parking for these properties. Since then, those parking lots have been developed with higher and better uses and these properties are no longer able to comply with the off-street parking requirement in the special use permit.

The Pulse Bus Rapid Transit system has also been installed two blocks from the properties and Virginia Commonwealth University has started offering bike share programs since the original approval of the special use permits. These changes in the University and the public transit system reduce the need for residents in the area to have cars. In fact, in an effort to support the Pulse, the City has recently updated parking requirements and zoning along the corridor.

The properties are recommended by the Master Plan for Neighborhood Mixed-Use. According to the Pulse Corridor Plan, this category is designed to provide for an urban, walkable environment with a smattering of neighborhood oriented commercial uses. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. The Plan has corridor wide goals of removing parking requirements for smaller-scale projects as a way to reduce barriers to entry and diversity of housing choice.

This request to remove the parking requirement for these two existing developments is consistent with surrounding parking requirements and the goals of the Pulse Corridor Plan to remove parking requirements for small-scale projects and encourage the use of the public transit system. It is also consistent with the historic character of the area and will allow for the continued use of the historic buildings to offer high quality housing options in the area.

We trust that you will agree with us that this proposed amendment to the SUPs meet the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

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

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Kimberly Gray
Matthew Ebinger, Secretary to the City Planning Commission

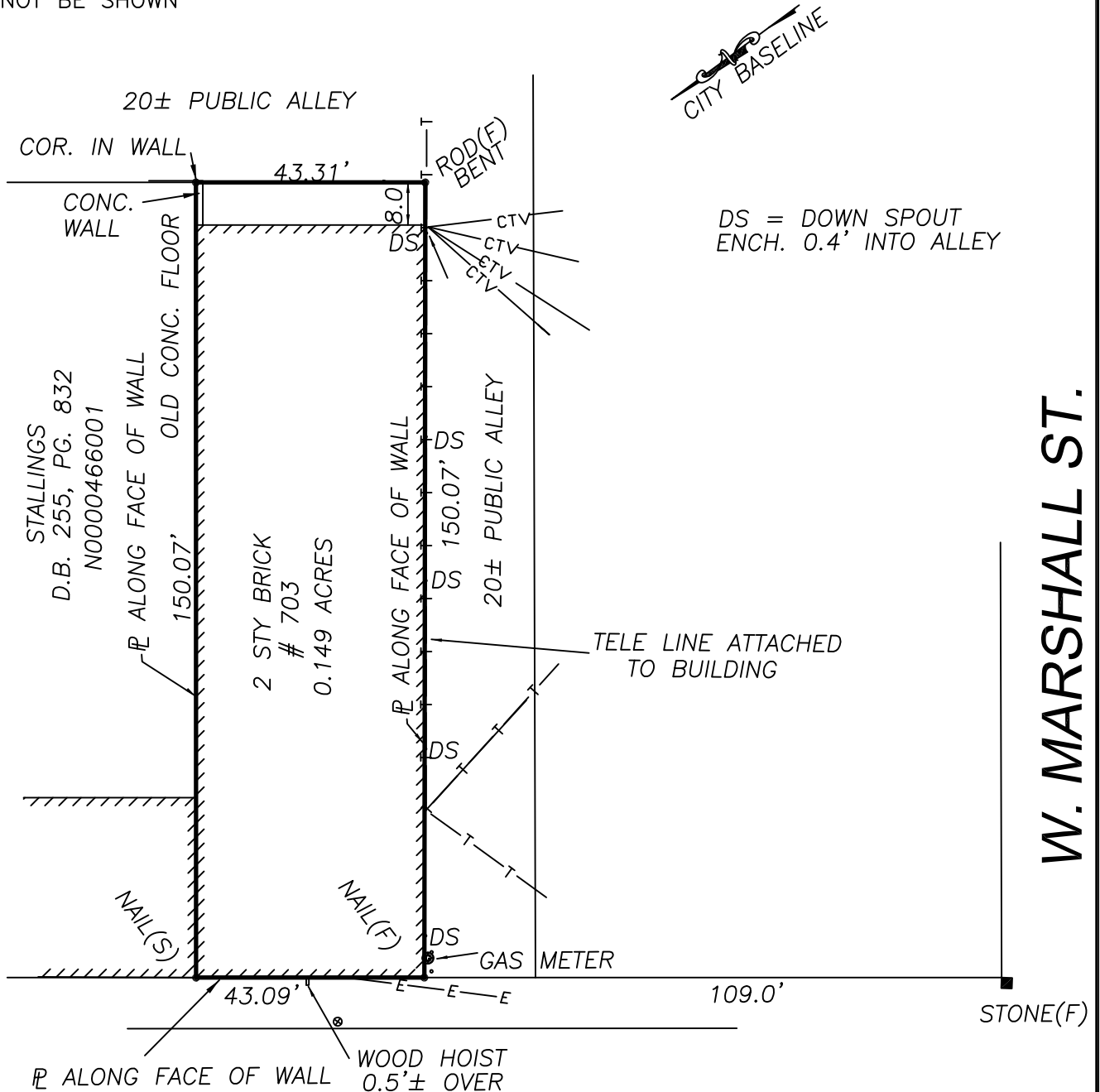
THIS IS TO CERTIFY THAT ON MARCH 28, 2009 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



BRIAN LONG, L.S.



- 1) THIS PARCEL IS NOT IN A FEMA DEFINED FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



N. HARRISON ST.

VAR. WIDTH PUBLIC R/W

**SURVEY OF
703 N. HARRISON STREET**

CITY OF RICHMOND
VIRGINIA

LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23219

MATCH 28, 2009
SCALE: 1"=30'