



SUP-043389-2018

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: 1000 - 1002 West Franklin Street Date: 10/12/2018  
Tax Map #: W0000470020 Fee: \$2400  
Total area of affected site in acres: 0.286

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

RECEIVED  
OCT 15 2018  
LAND USE ADMINISTRATION

**Zoning**

Current Zoning: R-6  
Existing Use: mixed use residential and office

**Proposed Use**

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

multi-family new construction and existing renovation  
Existing Use: mixed use residential and office

Is this property subject to any previous land use cases?

Yes  No   
If Yes, please list the Ordinance Number: case 154 1935

**Applicant/Contact Person:** David Johannes

Company: Johannes Design Group  
Mailing Address: 1901 West Cary Street  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 358-4993 Fax: ( )  
Email: dave@johannesdesign.com

**Property Owner:** Ronald Nixon

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: 926 West Franklin Street  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 721-5611 Fax: ( )  
Email: nixonron@cloud.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.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



Special Use Permit Applicant's Report  
10.10.18

1000-1004 West Franklin Street

1000 West Franklin Street is a late 19th century Romanesque Revival mansion with Sullivanesque rinceau banding, double arch entrance and recessed gallery, prominently located in the heart of VCU on the corner of North Harrison Street. Ron Nixon recently purchased the building which was occupied by VCU on the first floor and basement, which is approximately 6400 square feet of gross area. There are currently six dwelling units on the second and third floors.

Immediately adjacent to the house is a parking lot. 1000-1004 West Franklin Street is in the West Franklin Street National Historic District.

The owner is applying for this special use to convert the existing, mixed-use 1000 West Franklin Street building into a multi-family building. The owner also wishes to build an infill structure in the adjacent parking lot, 1002 and 1004 West Franklin Street. The owner currently owns 1006 West Franklin Street and intends to submit a separate special use application for that property.

The attached plans depict increasing the number of units in the 1000 building from six units to eight units. In the process all offices areas will be converted to residential use. The new construction on the 1002 and 1004 area will add 10 additional units. This renovation of 1000 is an historic rehabilitation tax credit project with a Part 1 Application approval. The Department of Historic Resources and the National Park Service will be reviewing both the renovation work and the new construction. As such, responses to our application may require some variations in the plans and elevations.

The new construction will be in keeping with the historic character of the district and will provide a high quality infill structure in the gap between the existing historic structures. It will also eliminate the street view of the existing parking area and add to the character of the historic district.

Despite the current R-6 which has been intact for several decades, the current zoning is outdated and misrepresents the use of every structure on the north side of the 1000 block of West Franklin St.

The Downtown Master Plan shows that the property is directly across the street from an Urban Center Area which "is characterized by higher density, mixed-use development".

The city bicycle master plan notes both West Franklin Street and Harrison Street as existing shared lane bike routes. This area is also in one of the two highest locations for employment density in the city, and is immediately adjacent to one of the highest commercial/civic/recreation play districts in the city. The current zoning at the former adjacent carriage house corner at the north east corner of the the lot is B-4 central business district. The properties directly across the alley to the north are also zoned B-4, central business district.

This location has a notable walk score of 97, is one block from the VCU Siegel Center/ Broad Street parking garage, and in the immediate vicinity of the new BRT VCU station. There is a zip car pick up located at Marshall Street and Harrison Street and access to Lyft and Uber is typically less than five minutes. The RamRide Shuttle service can be accessed two blocks away.

Seventeen parking spaces will be provided on site as noted in the attached plans. Bicycle storage for eighteen bicycles will be provided in the basement of the new building.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The benefit of the new structure will be to provide a physical buffer at the border with the B-4 business district. The conversion to office use to dwelling uses and the new structure will not be detrimental to the safety, health, morals and general welfare of the community involved.

The proposed special use will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. This location is surrounded by university related facilities and services. There are 24,000 undergraduates at VCU with more than 5,000 living on campus. Access to multi-modal transportation is exceptional. The proposed project is located at the corner of one of highest levels of foot traffic in the city and will not have a negative impact on this location or tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved.

The proposed special use will not create hazards from fire, panic or other dangers. The new construction will be built in accordance with all applicable building codes.

The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The location is adjacent to the area noted in the downtown plan and is immediately adjacent to B-4 central city zoning. The additional housing is in keeping with this block and the adjacent surroundings and will not overcrowd this area. fere with the ava

The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or otherwise public requirements, conveniences and improvements. The proposed project will not require a significant increase of services to the property. The proposed special use will not interfere with adequate light or air. The new structure will be similar in scale and mass to its surroundings and will not interilable light and air to adjacent habitable spaces, and will