



SUP-049431-2019

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: 1704 Arlington Rd. Date: 01/24/2019
 Tax Map #: _____ Fee: 1800.00
 Total area of affected site in acres: 0.656

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

Zoning

Current Zoning: M-2 - Heavy Industrial

Existing Use: Gas Station

Proposed Use

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

Gas Station

Existing Use: Gas Station

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: Ord 2017-00129

Applicant/Contact Person: Jeff Lee

Company: Superior Signs LLC
 Mailing Address: 2510 Willis Rd.
 City: N. Chesterfield State: VA Zip Code: 23237
 Telephone: (804) 2,715,685 Fax: (804) 7,439,250
 Email: jeff.lee@SuperiorSignsRVA.com

Property Owner: 3200 N BOULEVARD PROPERTY MANAGEMENT LLC

If Business Entity, name and title of authorized signee: Jan L. Major, Manager

(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: 8342 COMPASS DRIVE
 City: MECHANICSVILLE State: VA Zip Code: 23116
 Telephone: (804) 7,468,640 Fax: ()
 Email: _____

Property Owner Signature: [Signature] MEMBER MANAGER AGENT

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)

APPLICANT'S REPORT

Proposed hi rise signage on the property at 1704 Arlington Rd.

Subject property is located in the M-2 Heavy Industrial district and used as a retail gas station and convenience store. There is no sign area limitation on the property; except as it applies to signs displayed on service station pump island canopies.

The adjacent properties to the south of this address are industrial, commercial in nature or presently vacant.

Two (2) - eight (8) employees work on site and the hours of operation are 6:00 am - midnight daily. This facility expects to serve approximately three hundred sixty (360) customers a day.

We propose to refurbish the existing steel pylon sign structure with a new 107" x 192" LED Double Face Sign Cabinet to read "Exxon". The former Amoco sign has been removed but the large steel structure remains in place 53' South of the property line / right of way of Interstate 95 & 107' from the property line / right of way of the Southbound lane of North Boulevard.

The proposed signage will restore purpose to this structure and eliminate an eyesore along this entrance corridor to the City. In doing so, it allows the property owner to advertise the activities on site to the greatest audience travelling by his business; that is, Interstate 95.

The grade of the property along its North line by i-95, is 20 feet below its roadside grade; thus, this request to allow overall height of the proposed sign to remain approximately eighty (80) feet as originally designed,

The proposed special use to allow increased height of this signage will not:

- Be detrimental to the safety, health, morals and general welfare of the community involved;
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- Create hazards from fire, panic or other dangers;
- Tend to cause overcrowding of land and an undue concentration of population;
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage
- Disposal, transportation or other public requirements, conveniences and improvements; or
- Interfere with adequate light and air.

For these reasons, we feel the proposed signage and canopy improvements will not be detrimental to surrounding areas and serve to enhance the North Boulevard Entrance Corridor by offering additional invitation for first exit for southbound traffic into the city in an area that has varied retail & services for travelers.