

photocopied signatures will not be accepted.

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: 2700 East Cary Street Date: 8/4/2020 Tax Map #: E0000442024 \$300 (Sign) Fee: Total area of affected site in acres: .882 (See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning: B-5 Existing Use: General Office/Business Proposed Use (Please include a detailed description of the proposed use in the required applicant's report) Proposal to install no freestanding sign on the property for a business located at 2700 East Cary Street, not currently permitted in B-5 district. Existing Use: Zoning code permits wall-mounted, projecting, suspended, awning, and canopy signs in the B-5 district. Is this property subject to any previous land use cases? If Yes, please list the Ordinance Number: Ordinance No. 2017-139-134 Applicant/Contact Person: Eliza Heyward Company: Arts & Letters Creative Co. Mailing Address: 1805 Highpoint Avenue City: Richmond State: VA Zip Code: _23230 Telephone: _(___804__)__ Fax: (Email: eliza@artsandletters.xyz Property Owner: The Power Plant at Lucky Strike, LLC If Business Entity, name and title of authorized signee: Charles Macfarlane, Managing Member (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: 1812 East Grace Street Zip Code: 23223 City: Richmond State: VA Telephone: _(804) 233-9700 Email: charles@macfarlaneva.com; emily@macfarlaneva.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

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

SPECIAL USE PERMIT: SIGNAGE AT 2700 E. CARY STREET

City of Richmond Department of Planning and Development Review Land Use Administration Division 900 E. Broad Street, Room 511 Richmond, Virginia 23219

Project Arts & Letters Creative Co. (at the Lucky Strike Power Plant)

Date 10 August 2020

To whom it may concern:

On behalf of Arts & Letters Creative Co., I am submitting this application for a Special Use Permit in order to allow a freestanding identifying and directional sign to be placed at the main parking lot entrance of 2700 East Cary Street.

Enclosed in this package you will find:

- 01. Completed Application for Special Use Permit.
- 02. Applicant Report.
- 03. Existing Condition Photograph.
- 04. Survey Plat
- 05. A Site Plan with location of Proposed Freestanding Sign.
- 06. Signage Plan and Elevation Drawings with dimensions, font sizes, and finish/color selections.
- 07. Rendering of Proposed Freestanding Sign.

We have included a fee of \$300 for an Initial Sign Special Use Permit – thank you for your consideration and please do not hesitate to reach out with any questions.

Best regards,

Eliza Heyward Arts & Letters Creative Co. 804 248 2482 eliza@artsandletters.xyz

SPECIAL USE PERMIT: SIGNAGE AT 2700 E. CARY STREET APPLICANT REPORT

We respectfully request a Special Use Permit for the property located at 2700 East Cary Street to allow a freestanding sign to be place on the property at the Main Parking Lot Entrance for identification and directional purposes.

The Lucky Strike Power Plant building has recently been renovated to house the offices of Arts & Letter's Creative Co., a Richmond-based creative firm working in advertising and technology. The existing building has two entrances at the East Cary Street level: one entrance is directly adjacent to the Existing Parking Lot and will be locked at all times for use by staff only; the Main Entrance (for visitors) is located on East Cary Street, approximately 100'-0" from the Parking Lot.

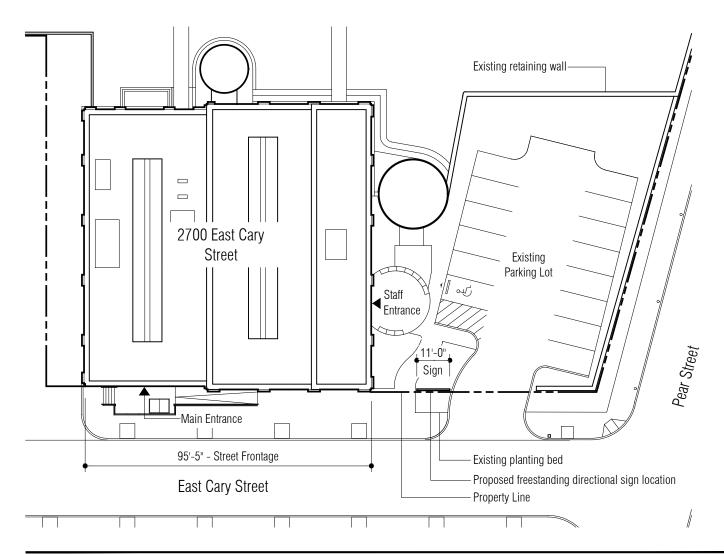
The intent of the proposed freestanding sign at the Parking Lot Entrance is to both readily identify the business located at 2700 East Cary Street and provide visitors with clear direction on the location of the Main Entrance, as it is not immediately visible from the vehicular entrance. The current zoning code for B-5 Business District allows most types of signs except for freestanding signs; we are requesting that a freestanding sign be allowed at this location - within the property extents - to aid in business identification and visitor circulation.

The sign is proposed within an existing planting bed on the west side of the Parking Lot Entrance (refer to drawings and renderings). Portions of this existing planting bed extend beyond the Property Line into the Public Right-of-Way and contain tall boxwood shrubs. To allow visibility of the directional signage, these shrubs would be replaced in-kind with new, low ornamental grasses and plants to maintain both the visibility of the sign as well as amount of vegetation in the Right-of-Way.

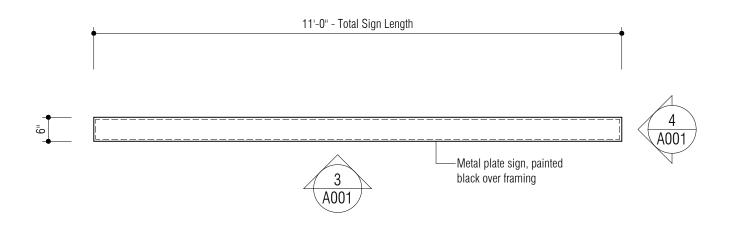
We expect that this sign will allow for easier visibility and faster identification of the Arts & Letters office and private parking lot from East Cary Street while also clearly directing all visitors to the Main Entrance & Lobby. There will be no impact on the safety of the public, no creation of congestion in the street (or existing Parking Lot), nor will this sign cause any hazards. The low height of this sign (3'-6") is intended to maintain a discreet appearance within the context of the neighborhood and does not interfere with access to light or air. The color (black) was selected to match the steel window mullions of the existing building and other buildings along Tobacco Row.

Thank you for your consideration.

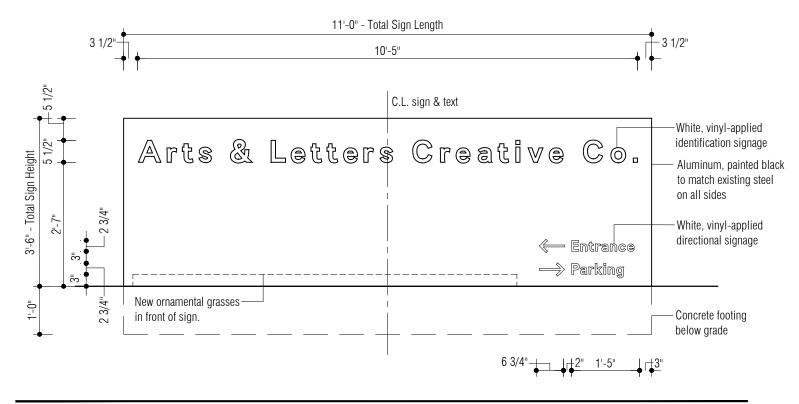
1 Site Plan - Exterior Standalone Sign Location 1/32"= 1'-0"



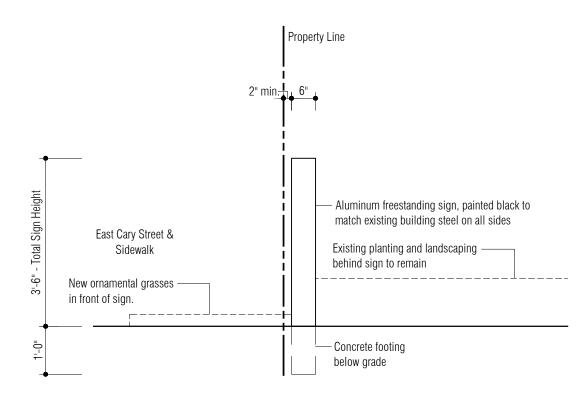
2 Enlarged Plan - Freestanding Directional Sign 1/2" = 1'-0"



Cary Street (South) Elevation - Freestanding Directional Sign 1/2" = 1'-0"



4 Side Elevation (Typical) - Freestanding Directional Sign 1/2" = 1'-0"





Proposed Sign Location

Existing boxwood shrubs in public right-of-way to be replaced with new ornamental grasses and planting (see proposed rendering)

10 August 2020

Existing Condition - 2700 E. Cary Street



Proposed Sign Location

Existing boxwood shrubs in public right-of-way to be replaced with new ornamental grasses and planting.

10 August 2020

Proposed Sign

Aluminum clad freestanding sign, painted black on all sides to match existing steel window mullions

-White, vinyl-applied identification & directional signage

Arts & Letters Creative Co.

 \leftarrow Entrance \longrightarrow Parking

Black aluminum freestanding sign with white vinyl-applied letters Wall: 11'-0" (wide) x 3-6" (tall)

New freestanding sign with black aluminum cladding, all sides

Surveyor's Certification

DEX X 4' HIGHX

EAST

CARY

(PUBLIC - 42± WIDE)

STREET

ER RR SPUR TRACK

"To: the Power Plant at Lucky Strike, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and Fidelity national title Insurance Company

I hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11b, 13, 16, 17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Virginia the Relative Positional Accuracy of this survey does not exceed that which is specified therein".

> C. Davis Saunders Registered Surveyor, Commonwealth of Virginia Lic. No. 2623

Legal Description

A CERTAIN PARCEL OF LAND LOCATED ON THE NORTH SIDE OF EAST CARY STREET, WEST OF PEAR STREET, IN THE CITY OF RICHMOND, AND THE COMMONWEALTH OF VIRGINIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST CARY STREET AND THE WESTERLY RIGHT OF WAY LINE OF PEAR STREET AND BEING THE SOUTHEAST CORNER OF THE PARCEL HEREINAFTER DESCRIBED; THENCE

N 53'09'25" W A DISTANCE OF ONE HUNDRED EIGHTY-FOUR AND FIFTY HUNDREDTHS FEET (184.50') TO AN IRON ROD FOUND; THENCE

N 36'50'32" E A DISTANCE OF ONE HUNDRED FORTY-ONE AND FIFTY-FOUR HUNDREDTHS FEET (141.54') TO AN IRON ROD FOUND; THENCE

N 53'09'28" W A DISTANCE OF SIXTEEN AND SIXTY-EIGHT HUNDREDTHS FEET (16.68') TO AN

N 37'01'08" E A DISTANCE OF SEVENTY-FIVE AND SEVENTY-SIX HUNDREDTHS FEET (75.76') THE PREVIOUS (3) THREE COURSES ALONG THE LAND OF FC LUCKY STRIKE LESSOR, LLC TO A POINT;

S 53'23'27" E A DISTANCE OF SIXTY-ONE AND SEVENTY-THREE HUNDREDTHS FEET (61.73') ALONG THE PUBLIC ALLEY TO A POINT; THENCE

S 36'44'35" W A DISTANCE OF EIGHTY AND SEVENTY-SIX HUNDREDTHS FEET (80.76') TO A POINT; THENCE

S 53'06'51" E A DISTANCE OF ONE HUNDRED SIX AND SEVENTY-SIX HUNDREDTHS FEET (106.76') TO A POINT; THENCE

N 47'44'09" E A DISTANCE OF EIGHTY-TWO AND EIGHTY-THREE HUNDREDTHS FEET (82.83') THE PREVIOUS (3) THREE COURSES ALONG THE LAND OF LUCKY STRIKE, LLC TO A POINT; THENCE S 53'23'27" E A DISTANCE OF SEVENTY-THREE AND NINETY-EIGHT HUNDREDTHS FEET (73.98') ALONG THE PUBLIC ALLEY TO A POINT; THENCE

S 51'32'58" W A DISTANCE OF TWO HUNDRED TWENTY FIVE AND SEVENTY FIVE HUNDREDTHS FEET (225.75') THE PREVIOUS COURSE ALONG THE RIGHT OF WAY LINE OF PEAR STREET TO THE POINT

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 38,417 S.F. OR 0.882 ACRES OF LAND MORE OR LESS.

Title Notes-Parcel "A"

REFERENCE SHOULD BE MADE TO SCHEDULE B - SECTION II, FIDELITY NATIONAL TITLE INSURANCE COMPANY CASE NO. 20070047/LUCKYSTRIKE ISSUED, 2007

STANDARD EXCEPTION TAXES STANDARD EXCEPTION STANDARD EXCEPTION 5 DB 585A PG 698 VEPCO EASEMENT AFFECTS THE SUBJECT PARCEL SHOWN ON PLAT STANDARD EXCEPTION STANDARD EXCEPTION 8 INST. # 05-0015141 USE RESTRICTIONS AFFECT THE SUBJECT PROPERTY. 9 INST. # 05-0015142 RECIPROCAL EASEMENT AGREEMENT AREAS AFFECT THE SUBJECT PROPERTY SHOWN ON PLAT

10 INST. # 07-2567 PROPERTY LINES CREATED BY PLAT SHOWN ON PLAT

N53<u>°23′2</u>7″W

BITUMINOUS CONCRETE OVER COBBLESTONE

11 INST. # 07-2569 EASEMENT AREAS AFECT THE SUBJECT PROPERTY SHOWN ON PLAT STANDARD EXCEPTION STANDARD EXCEPTION

KEY FOR EASEMENT AREAS IN ITEM 9 OF SCHEDULE B-SECTION II



RESTRICTED AREA/NO-BUILD AREA/NO-BUILD AREA



\DRILL HOLE~



VICINITY MAP (NOT TO SCALE)

UP#238A \

PEAR ST. 00

E. MAIN ST. 2600

Legend O IPF IRON PIPE FOUND

Transportation

Land Development

Environmental Services

115 South 15th Street, Suite 200

Richmond, Virginia 23219-4209

804 343 7100 • FAX 804 343 1713

☐ CMS CONCRETE MONUMENT SET STORM SEWER MANHOLE D DRAIN INLET (DI) ■ DRAIN INLET (YDI) SANITARY SEWER MANHOLE

☐ CMF CONCRETE MONUMENT FOUND

FORCE MAIN VALVE SEWER CLEANOUT ELECTRIC MANHOLE TELEPHONE MANHOLE

• IRF IRON ROD FOUND

O IRS IRON ROD SET

W WATER MANHOLE MANHOLE • WATER VALVE FIRE HYDRANT

→ SIAMESE CONNECTION GAS VALVE □GM GAS METER

EB ELECTRIC BOX □EM ELECTRIC METER

TPED TELEPHONE PEDESTAL □CATV CABLE TV BOX S TRAFFIC SIGNAL SIGNAL BOX

 □ LIGHT POLE → UTILITY POLE GUY POLE ✓ GUY WIRE

BOLLARD → STREET SIGN MONITORING WELL

Vanasse Hangen Brustlin, Inc.

BORING LOCATION TEST PIT LOCATION WELL
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 - --- EDGE OF PAVEMENT ————— CONCRETE CURB

———— CONCRETE CURB & GUTTER ———— CHAIN LINK FENCE - - - SANITARY SEWER LINE -OHW · · · · OVERHEAD WIRE ——E——— UNDERGROUND ELECTRIC TELEPHONE LINE ---CATV------ CABLE TV

——G—— GAS LINE PIV POST INDICATOR VALVE (PIV) — w — WATER LINE OOOOO STONE WALL TREE LINE ----50'RMA-- 50-FT RMA LINE ----100'RPA--- 100-FT RPA LINE ——100'BZ—— 100—FT BUFFER ZONE

-MLW · · · - LIMIT MEAN LOW WATER LIMIT OF BANK

----2--- MINOR CONTOUR — —10— — MAJOR CONTOUR CONC. PAVEMENT

BUILDING

Rev. Legal Description Designed by CAD checked by Scale 1" = 20'

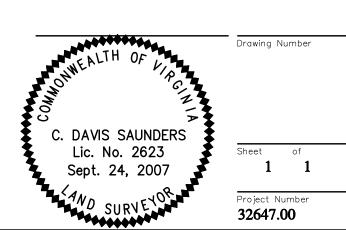
August 29, 2007

The Power Plant at

Richmond, Virginia

Title Insurance

ALTA/ACSM Land Title Survey



 $\RICHVA\PROJECTS\32647.00\cad\sr\planset\32647ALTA.dwg$

(FOUND) ASPHALT **ALLEY** (PUBLIC - VARIABLE WIDTH) · _ a _ _ b _ a _ _ a _ _ a OVERHANG S36°51′29″W ROOF DRAIN & 378F9 / RISER _UP's (NOT_USED) DÓOR LOADING DOCKS \20' INGRESS/EGRESS 5' PEDESTRIAN EASEMENT ACCESS EASEMENT LR 070002569 LR 07002569 — LUCKY STRIKE, LLC ∡1.25′ PEDESTRIAN DOC #0702568 MAP REF: E 0000 442024 ACCESS EASEMENT 50 PEAR STREET 1 STORY BRICK 5' TEMP. CONSTRUCTION GARAGE EASEMENT Q LR 070002569 5' TEMP. -RESTRICTED AREA CONSTRUCTION S BILE EASEMENT (INST. #05-015142) IRON ROD — LR 070002569 (FOUND) (FULL OF DIRT) 6.3' HIGH TUNNEL— PEAN (PUBLIC VEPCO EASEMENT LOT 23A EXHAUST D.B. 585A, PG. 697)\ 65,200 S.F. (1.497 ACRES) 1 STORY ϕ UP#238B **BRICK** EXHAUST SMOKE DUMPSTER AREA #2600 E. CARY ST. BUILDING (INST #05-015142) -STACK BRICK WALL FC LUCKY STRIKE LESSOR, LLC :<u>sw</u>ale_ :: _ . INSTRUMENT # 0500 45546 MAP REF: E 0000 442023 **General Notes** \-GRATE (ZONING: B-5)∽ROW OF ELEC. BOXES (ON WALL) 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD CONCRETE PAD w/-ELECTRIC SWITCH BOX 6"DIM. DOWN SPOUT "LUCKY STRIKE" BRICK BUILDING ACCESS EASEMENT FULL OF DIRT (INST. #05-015142) SILO SEWAN ENTÉRPRISES, LLC ~RISER DOC #05015141 AREA OF DEBRIS MAP REF: E 0000 442036 (TIRES, STONE, "POWER PLANT" 1 STORY BRICK BUILDING (6 STORIES) 9,224 S.F. (BLDG) AREA UNDER CONSTRUCTION— FFE=45.52' BLDG. CORNER PROPOSED SIGN 0.10 OVER ─ LOCATION 6"DIA. DOWN SPOUT FIRE ALARM-SWITCH 6"DIA. DOWN SPOU" APRONT FFE=46.01 ROOF LOADING ROOF DRAIN DOCK DRAIN ROOF LOADING DRAIN DOCK GARAGE DOOR E. MAIN ST. 260 /C & P ΦUP#238C CONC. APRON PAVED OVER RR SPUR TRACK

SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN OCTOBER 2003 AND UPDATED IN AUGUST 2007 AND FROM DEEDS AND PLANS OF RECORD Lucky Strike

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN OCTOBER 22 AND DECEMBER 9, 2003 AND UPDATED IN

SCALE IN FEET

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) HORIZONTAL DATUM IS BASED ON VIRGINIA SOUTH DISTRICT, NAD 1983.

5) THE PARCEL LIES ENTIRELY WITHIN ZONE X AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE ARAEA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY PANEL NUMBER 5101290010C. EFFECTIVE DATE JULY 20, 1998

6) THE PARCEL LIES ENTIRELY WITHIN THE CENTRAL BUSINESS DISTRICT (B-5) AS SHOWN ON THE ZONING DISTRICT MAP OF THE CITY OF RICHMOND, VIRGINIA. DIMENSIONAL REQUIREMENTS FOR A B-5 ZONE AT THE TIME OF THE SURVEY ARE:

MINIMUM FRONT YARD SETBACK....NONE MINIMUM SIDE YARD SETBACK.....NONE MINIMUM REAR YARD SETBACK......NONE MAXIMUM BUILDING HEIGHT.....60 FEET

10 FOOT SETBACK FOR SIDE YARD AND 20' REAR YARD WHERE LOT LINE ABUTS OR IS SITUATED ACROSS AN ALLEY FROM PROPERTY IN A RESIDENTAIL OR RESIDENTAIL-OFFICE DISTRICT