



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: 2012, 2018 E Broad St & 304 N 21st St

Date: February 25, 2021

Tax Map #: E0000188013, E0000188011, E0000188008 Fee: \$2,400

Total area of affected site in acres: 0.44 AC

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

Zoning

Current Zoning: M-1 Light Industrial

Existing Use: Vacant (formerly vehicle service)

Proposed Use

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

10 Multifamily Dwellings (with option for commercial) and 8 Single-Family Attached

Existing Use: Vacant (formerly vehicle service)

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street #304

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: 2018 East Broad LLC

If Business Entity, name and title of authorized signee: Zac Frederick

(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: 600 Ridge Top Rd

City: Richmond

State: VA

Zip Code: 23229

Telephone: ()

Fax: ()

Email: _____

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)



March 4, 2021

Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: SUP for 2012, 2018 E Broad St & 304 N 21st St

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the request to a Special Use Permit for the following properties currently located in the M-1 Light Industrial District:

| Address | Tax Parcel ID | Acreage | Existing Zoning | Ownership |
|---------------------------|---------------|---------|-----------------|---------------------|
| 2012 E Broad St | E0000188013 | 0.056 | M-1 | 2018 EAST BROAD LLC |
| 2018 E Broad St | E0000188011 | 0.149 | M-1 | 2018 EAST BROAD LLC |
| 304 N 21 st St | E0000188008 | 0.231 | M-1 | 2018 EAST BROAD LLC |

With this application the property owner and developer, 2018 East Broad LLC, is petitioning City Council for a SUP to allow for the construction of 8 new single-family attached homes and renovation of an existing industrial building for 10 multifamily dwellings (with the option for one of these units to be for commercial uses).

Property

The subject properties consist of three lots located at the northwest intersection of E Broad St and N 21th St in the Church Hill Neighborhood. The properties are also located in the Shockoe Valley City Old and Historic District. The lots combine for a total area of 0.44 acres and are currently improved with two connected buildings. The building located at 2018 E Broad St is a 1,068 SF single-story brick building. The building located at 304 N 21st is a one-story historic warehouse constructed in 1900 with 6,238 SF of floor area. Currently, the buildings are vacant, but were formerly used for vehicle services.

New Light Baptist Church is located on the adjacent property to the west. Directly across the street is a mixed-use building with commercial uses and 76 multifamily units. Other nearby properties are a mix of single-family attached and detached dwellings, and formerly industrial buildings that have been renovated for multifamily use through rezonings or SUP's.

Current Zoning and Intent

The properties are currently zoned M-1 Light Industrial, which allows for a variety of uses including retail, commercial, office, and industrial uses. However, no dwelling uses are permitted. This area is also designated by the City of Richmond as the Shockoe Valley City Old and Historic District, and developments in this area are subject to approval from the Commission of Architectural Review.

The owner proposes to renovate the existing structure into 10 multifamily dwellings (with the option for one of these units to be for commercial uses). Also proposed is the construction of 8 single-family attached dwellings that would front along N 21st St and at the corner of E Broad St. Because this property is located in the Shockoe Valley City Old and Historic District, the owner submitted conceptual plans and received a Certificate of Appropriateness from the CAR on February 23, 2021. The plans submitted as part of this SUP request is consistent with those approved by the CAR.

Richmond 300 Master Plan

The Richmond 300 Master Plan recommends the property for Destination Mixed-Use. Higher-density, transit-oriented developments are encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Primary uses include retail/office/ personal service, multi-family residential, cultural, and open space.

The proposal is an exciting opportunity to create new multifamily housing while rehabilitating an underutilized but historic building for a use that fits with the City's vision for growth in the neighborhood. In addition, the proposed attached townhomes add variety to available housing stock with a design that supports Richmond 300 recommendations for highly-walkable, urban environment for the area.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that this proposed Special Use Permits meets 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 be 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,

A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham

Enclosure: application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Cynthia I. Newbille, 7th Council District