

22 Depot Street
Zoning Permit Narrative
Final Plat Application

PROJECT DESCRIPTION:

Jameson Partners, LLC, is proposing a mixed-use addition to the existing historic structure at 22 Depot Street (Now or Formerly Giffords Mortuary.) Site re-development would entail removal of several single-story wood frames garages and storage buildings, consolidation and reconstruction of onsite parking, and construction of a three-story addition with commercial lease space on the ground floor, and four apartments above. The project Site is in the Village Downtown District.

- Lot Area: 11,898 s.f.
- Building Coverage: 4675 s.f.
- Total Coverage 80%
- Allowable lot coverage 80%
- Building Height: 35 feet maximum
- Village Downtown District (VD)
 - Density requirements for VD district
 - Each residential dwelling unit shall require 1/24 acre of developable land located on the same lot as the unit subject to the rounding rule below. This equals a residential density of approximately 24 units per acre. Developable land excludes those lands that are outlined in section 2.5.2. The maximum number of units that may be permitted shall be calculated by multiplying the residential density by the total developable acreage of the lot. When this calculation results in a number of units with a fractional component, the fraction will be rounded according to conventional rounding rules. **Per this calculation 6 residential units are allowed. With the addition of 4 new units proposed development would not exceed 6 residential units**
 - Setback:
 - b) Setback- All structures shall have zero (0) feet setbacks, except for a five (5) feet setback for all structures on district boundaries. All development is required to install and maintain a sidewalk to the public works standards on any and all public road frontage. Placement of the sidewalk and curb cuts or accesses to the property are subject to approval of the Highway Foreman. **A 5 foot setback has been provided on the west side of the property as that portion of site borders a separate zoning district.**
 - Parking Requirements
 - In this district, the residential parking requirement shall be based on the number of bedrooms per dwelling unit. The spaces required shall only serve to calculate overall supply and shall not be assigned to specific dwellings. **There are six two-bedroom apartments requiring 12 parking spaces. The spaces are provided at the rear of the building. The project is seeking a waiver for the parking requirements for the mixed-use space as the business hours will be staggered and there are additional parking space located nearby. The parking lot is located behind the building to provide adequate screening from the public right of way.**

Final Plat Requirements

- A Final Plat is being prepared for the property that will include the required elements for the preliminary and final subdivision plat. We recognize that this plan is required and request that the project be approved with condition that the plat be prepared to the satisfaction of the Zoning Administrator.

Section 4 Standards

- Compliance with Public Works Specifications
 - The plan set has been forwarded to the Town Manager and the Water Resources Department.
- Required Frontage
 - The project includes development on an existing lot with existing frontage on Depot Street.
- Curb cuts
 - The project is served by a single curb cut that exists on the east side of the existing building. A second curb cut exists on the lot but will be eliminated with the construction of the new addition.
- Multiple Use of Lots
 - The new addition will be attached to the existing building so there will only be one principal structure on the lot. The project is proposing to continue the current use of the lot. Commercial and retail space will be used on the lowest level and residential space on the upper floors.
- Nonconforming Lot and Nonconforming Structures
 - This regulation is not applicable to this development. The lot and structure is and will continue to be conforming.
- Nonconforming Uses
 - The project is proposing to operate as a conforming use for the commercial/retail space on the lower floor and residential use on the upper floors.
- Noise
 - The Commercial and Residential Noise regulations will be followed.
- Exterior Lighting
 - The parking lot lighting has been designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination on adjacent properties or Roads or Highways. Two new 12 foot high downshielded LED light poles will be installed to illuminate the parking lot. A photometric plan is included showing illumination levels remaining on the parcel and within the required levels outlined in the Richmond Zoning Regulations
 - No illuminated signs or building facades are proposed.
- Height of Buildings and Structures
 - The building height will not exceed 35 feet.
- Performance Standards
 - The performance standards outlined in section 4.12 (a through h) will be met.

Section 6 Standards

- Section 6.1 Parking and Loading
 - Loading Requirements – No loading facilities are proposed.
 - Parking Requirements - There are six two-bedroom apartments requiring 12 parking spaces. The spaces are provided at the rear of the building. The project is seeking a waiver for the parking requirements for the mixed-use space as the business hours will be staggered and there are additional parking spaces located nearby. The

parking lot is located behind the building to provide adequate screening from the public right of way.

- A waiver from the 25 ft wide aisle is requested. We are proposing a 22-foot wide aisle which we feel is adequate for vehicle backing and maneuvering.
- Section 6.1.6 Other Parking Standards and Applicability
 - Location: The parking lot will be located at the rear of the building.
 - Surfacing: The parking lot will be paved
 - Drainage: An underground infiltration chamber system has been designed under the parking lot behind the building. A stormwater narrative with supporting calculations and plans is included with this application to show that the post development peak discharge rate does not exceed the predevelopment conditions.
 - f) Setbacks: A 5 foot setback has been provided on the west side of the property as that portion of site borders a separate zoning district.
 - g) Screening: The parking lot is located at the rear of the building to be screened from the public right of way.
 - h) Landscaping: There is limited land available around the site for landscaping but three deciduous trees have been designed around the parking lot.
 - i) Pedestrian Access: The parking lot is small and does not have an outlet so potential hazards for pedestrian conflict with vehicles is minimal.
 - j) Bicycle Access: The parking lot has less than 15 spaces so bicycle racks are not required.
 - k) Striping: The parking stripe pavement markings will be installed as part of the project.
 - l) Traffic control signs: None proposed
 - m) Lighting: The parking lot lighting has been designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination on adjacent properties or Roads or Highways. Two new 12 foot high downshielded LED light poles will be installed to illuminate the parking lot. A photometric plan is included showing illumination levels remaining on the parcel and within the required levels outlined in the Richmond Zoning Regulations
 - p) Waivers: The project is seeking a waiver for the parking requirements for the mixed-use space as the business hours will be staggered and there are additional parking spaces located nearby.
- Section 6.2 Driveway
 - The existing shared driveway will continue to be used and will retain its existing 9 foot width. The driveway grade does not exceed 12%. We are requesting a waiver from the 12' wide driveway width to maintain the existing 9 foot width.
- Traffic Impact
 - The 6 apartments and new commercial space will not create an undue adverse impact to overall traffic or peak am/pm conditions.
 - The existing curb cut on the property will be maintained. No additional curb cuts have been proposed.
- Landscaping
 - A Landscape Plan (Sheet L-1) is included with this application to show the trees and shrubs that are proposed for the site. The project cost exceeds \$500,000 so 1% of the construction cost must be allocated to landscaping. The landscape requirement for this project is estimated to be \$19,500. To meet that the landscape design includes:

- (50) Green mountain Boxwoods in a #10 container with a wholesale plant cost totaling \$ 9,199.50
 - Three Acer Rubrum “Boxhall” red maples with a wholesale plant cost of \$244.95 each or \$734.85 total
 - The total cost of plants is multiplied by 2.5 to provide planting labor, soils prep and warranty adds up to **\$24,835.86** which exceeds the minimum requirement
- Drainage and Fill
 - Stormwater – An underground infiltration chamber system has been designed under the parking lot behind the building. A stormwater narrative with supporting calculations and plans is included with this application to show that the post development peak discharge rate does not exceed the predevelopment conditions.
 - Erosion Control – An erosion control design is provided on attached plan sheet C-3.0. The plan include perimeter sediment control measures, inlet protection, a stabilized construction entrance, and stabilization requirements during and after construction.
- Water & Sewer
 - The existing building sewer service will be used to collect and convey wastewater flows from the new building. A new 4” water service will be needed to provide domestic supply and fire protection for the new addition. The project received preliminary allocation from the Water & Sewer Commission on March 13, 2023. The project has been reviewed by the Town’s Water Resource Superintendent, Allen Carpenter and the Tyler Billingsley.
- Master Development Plan
 - A Master Development Plan has been included with the application. Refer to plan sheet C-5.0
- Additional Options for Storage
 - A new 10’x12’ shed will be provided at the back of the site for trash/recycling bin and other tenant uses. The shed size has been maximized to the extent that maintains the lot coverage for the parcel.