

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

July 21, 2008

Starr Hill Presents, LLC
PO Box 2318
Charlottesville, VA 22902
ATTN: Kirby Hutto

**RE: Special Use Permit Recommendation: SP-08-07-xx
(Dance Hall at 608 Preston Avenue)**

Dear Mr. Hutto,

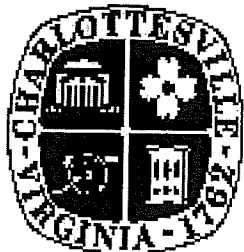
The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 15, 2008.

The BAR recommended (8-0) the proposed use will not have an adverse impact on the Individually Protected Property. Staff may administratively approve the handicapped ramp; but the BAR wants to approve the signage.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner



SPECIAL USE PERMIT APPLICATION

Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 Post Office Box 911, City Hall
 Charlottesville, Virginia 22902
 Telephone (434) 970-3182

RECEIVED

JUN 24 2008

Fax (434) 970-3359
 NEIGHBORHOOD DEVELOPMENT SERVICES

For Non-Residential and Mixed Use projects, please include \$980 application fee. For Residential projects, please include \$1,200 application fee; checks payable to the City of Charlottesville.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council for a special permit to use the property located at: LOS-VIZ PREGYON AVE (address), zoned: CCH, for: _____

A. Property Information – Please note on the back of this form any applicable deed restrictions.

- 1163 feet of frontage on PREGYON AVENUE (name of street)
- Approximate property dimensions: 163 feet by 400 feet.
- Property size: 1.71 ACRES (square feet or acres)
- Present Owner: LEAZY LADIN LADS, LLC (Name) as evidenced by deed recorded in Deed Book Number _____ Page _____, with the Clerk of the Circuit Court.
- Mailing Address of Present Owner: _____
- City Real Property Tax Map Number 32 Parcel(s) 14, _____; Lot(s): _____

B. Adjacent Property Owners' Addresses (Use the back of this form if necessary.)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
<u>BROOKS FAMILY, LLC</u>	<u>1204 HAZEL ST 22902</u>	<u>320013000</u>
<u>SOUTHERN RAILWAY</u>	<u>1120 W. WASHINGTON ST</u>	<u>320144200</u>
_____	<u>GREENVILLE, SC 29601</u>	_____
_____	_____	_____

C. Applicant Information – Please note that if the applicant is not the owner, proof of status as contract purchaser or owner's agent must be furnished. (Office Use: Proof Furnished _____)

Applicant's Name STARBUCK HILL PRESENTS, LLC
 Mailing Address PO Box 2318 CIVILLE, 22902
 Applicant's Phone Numnber(s): 434-245-4920 Work 434-981-3032 Home _____
 Applicant's Signature [Signature]

D. Attachments Submitted by the Applicant

- A required site plan was previously submitted on _____ (Date) with the required fee, for a pre-application review conference on _____ (Date). This site plan was prepared by:
 Name: _____
 Address: _____
 Phone: _____
- Other attachments as required by Section 34-158 of the City Code (Office Use: Submitted _____).
- The correct application fee (see above).

For Office Use Only

I certify that the sign(s) as required by Section 34-44 of the City Code as amended has been posted on the following date: _____

Signature: _____ (Zoning Administrator)

Amt. Paid _____ Date Paid _____ Cash/Check # _____ Received by _____



STARR HILL PRESENTS

321 E Main Street Ste 201
PO Box 2318
Charlottesville, VA 22902
434-245-4920

June 23, 2008

Nick Rogers
Neighborhood Planner
Neighborhood Development Services
City of Charlottesville
610 East Market Street
P.O. Box 911
Charlottesville, VA 22902

Re: 608 Preston Avenue
Special Use Permit

Dear Mr. Rogers,

Attached please find an application and supporting documents for a temporary Special Use Permit for 608 Preston Avenue to permit use as a Nightclub. The particular building on the parcel is the +/- 5000 square foot structure that sits at the very back of the parcel and abuts the railroad tracks on two sides. Starr Hill Presents, LLC will be a tenant in this structure.

Primarily this venue will be used to present 10-12 live music performances a month. Additionally this venue may be used for rentals for private events. We anticipate that this venue will operate from September 2008 until December 2009 at which point we hope to have the refurbished Jefferson Theater on the Downtown Mall open and we will move our operations to that location. We do propose to apply for a beer/wine on-premises ABC license for this venue.

The property is owned by Crazy Lass N Lads, LLC. We are in the process of negotiating a lease with them that will be contingent upon the approval of this Special Use Permit.

Per section 34-156, the following general standards are addressed:

34-157 – General Standards

1. The proposed use will be harmonious with the existing pattern of use in the Central City District. This nightclub will be similar to venues such as the Starr Hill Music Hall, Trax, and the Mineshaft, all smaller music venues that have previously existed along West Main Street in an area of the same zoning.
2. The proposed use will conform to the City's Comprehensive Plan.
3. The building will comply with all applicable building code regulations.
4. The potential adverse impacts on the surrounding neighborhood or community will be addressed as follows:



STARR HILL PRESENTS

321 E Main Street Ste 201
PO Box 2318
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434-245-4920

- a. Traffic or Parking Congestion – This proposed venue is located downtown and is easily accessible by foot or public transportation. There is a bus stop directly in front of the parcel. Approximately 60 parking spaces are located onsite and we hope to arrange for additional parking with some of the adjacent businesses who close prior to our hours of operation. The access to the building from Preston Avenue is available only from the eastbound lane and all traffic must exit east bound. On nights that we anticipate high attendance, we will arrange to have staff assist with directing traffic into and out of the onsite parking.
- b. Noise, light, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment – All activity will be contained to the interior of the building. Noise levels will comply with the City's noise ordinance.
- c. Displacement of existing residents or businesses – The current tenant in the building has given notice to the landlord of his intent to vacate the premises.
- d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base – This proposed use will continue to provide a venue for live performance by local, regional, and national artists continuing a tradition of live music that Charlottesville has become known for. In particular, a venue of this size allows local artists to grow their following and to expand their ability to make a living through their art.
- e. Undue density of population or intensity of use in relation to the community facilities existing or available – The Central City Corridor is the appropriate location for a music venue, and has the capacity to accommodate the anticipated patrons of this venue.
- f. Reduction in the availability of affordable housing in the area – Not Applicable. This is a concert venue with no housing component.
- g. Impact on School population facilities – None. No residential component.
- h. Destruction of or encroachment upon conservation or historic districts – The existing historic King Lumber building onsite is planned to be preserved and restored in a manner approved by the State Department of Historic Resources and the U.S. Department of the Interior. The operation of a nightclub on the same parcel will raise the profile of this historic property.
- i. Conformity with federal, state and local laws as demonstrated and certified by the applicant – No variance or deviation from any laws is anticipated or proposed.



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j. Massing and Scale- No change to exterior of the current structure is proposed.

5. The proposed Nightclub will be in harmony with the purposes of the Central City Corridor.

6. The proposed Nightclub will meet applicable general and specific standards set forth within the zoning ordinance.

I hope this proposal will be viewed favorably by the Planning Commission. Please feel free to contact me at 434-245-4920 with any questions or comments.

Sincerely,

Kirby R. Hutto
General Manager
Starr Hill Presents, LLC

Parcel ID
320014000

Card **Address**
01 of 01 608-612 PRESTON AVENUE

Index Order **ADDRESS**
Index Value PRESTON AVENUE

608-612



Zoom 100%

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Date 04/22/2003

Front
Year: 2004

Seq: 2

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