

November 1, 2016

City of Richmond
Department of Planning
& Development Review
900 E. Broad Street, Suite 511
Richmond, VA 23219
Attn: William Palmquist, AICP

Re. 1207 School St (N0000475020) & 1207 A School St (N0000475022)
Conditional Rezoning to B-7 (Mixed-Use Business District)
Applicant's Response to Comments from City Staff

Dear Mr. Palmquist:

Below is our response to your letter dated October 13, 2016, providing comments to the captioned application for conditional rezoning.

PLANNING & DEVELOPMENT REVIEW

- **Consistency with VUU/Chamberlayne Neighborhood Plan.** The VUU/Chamberlayne Neighborhood Plan (the "Neighborhood Plan") designates the subject property as an "Industrial Innovation Area", which is described in part as an area that "could be branded as a business center close to the downtown area for small companies and as an incubator location for startups" and for which B-7 (Mixed-Use Business District) is recommended. The subject property is currently used for heavy industrial uses that are not consistent with the vision set forth in the Neighborhood Plan. The Applicant proposes to eliminate the heavy industrial use and transition the property as a multifamily residential use. Multifamily residential is not presently available in the vicinity of the property, which acts as a disincentive for "small companies and ... startups" to relocate to the neighborhood. As demonstrated by the growth and redevelopment of the Scott's Addition neighborhood, the availability of quality multifamily housing fueled the relocation of entrepreneurial uses. Many workers in the "creative class" workforce express a preference for work and home being located in close proximity with one other, which also fosters growth in restaurants, markets and other uses that serve both classifications. The proposed rezoning to B-7 for multifamily uses is consistent with the Neighborhood Plan by eliminating an inconsistent heavy industrial use in favor of a use that has the potential to foster growth in the neighborhood's redevelopment as an industrial innovation area.
- **Open Space.** Open space has been identified on the revised concept plan (see enclosed).

- **Environmental Testing.** The Applicant will conduct a Phase I, and if recommended a Phase II, environmental site assessment (an “ESA”) of the subject property as a condition of closing on the acquisition from the current owner. Any remediation recommended by the ESA will be evaluated in connection with the purchase. The Applicant will comply with all federal, state and local laws concerning the environmental condition of the property.
- **Plan of Development.** If the Application is approved, the Applicant will obtain a POD to the extent required by applicable City Code.

ZONING OFFICE

- *“The proffered conditions incorrectly cite B-5...”* - Proffered conditions revised (see enclosed).
- *“The number of units should be stated in terms of ‘dwelling units’”* - Proffered conditions revised (see enclosed).
- *“Substantial conformance with following conditions”* – Proffered conditions revised (see enclosed).
- *“2nd proffered condition should be revised”* – Proffered conditions revised (see enclosed).
- *“No information on access”* – Concept plans revised to show access to Sledd St. (see enclosed sheet C-2).
- *“Insufficient detail to determine full compliance with B-7... parking lot landscape requirements not met.”* – Concept plans revised to meet B-7 zoning requirements (see enclosed sheet C-2).

Thank you for your ongoing assistance with the proposal and please contact me with any questions.

Sincerely,



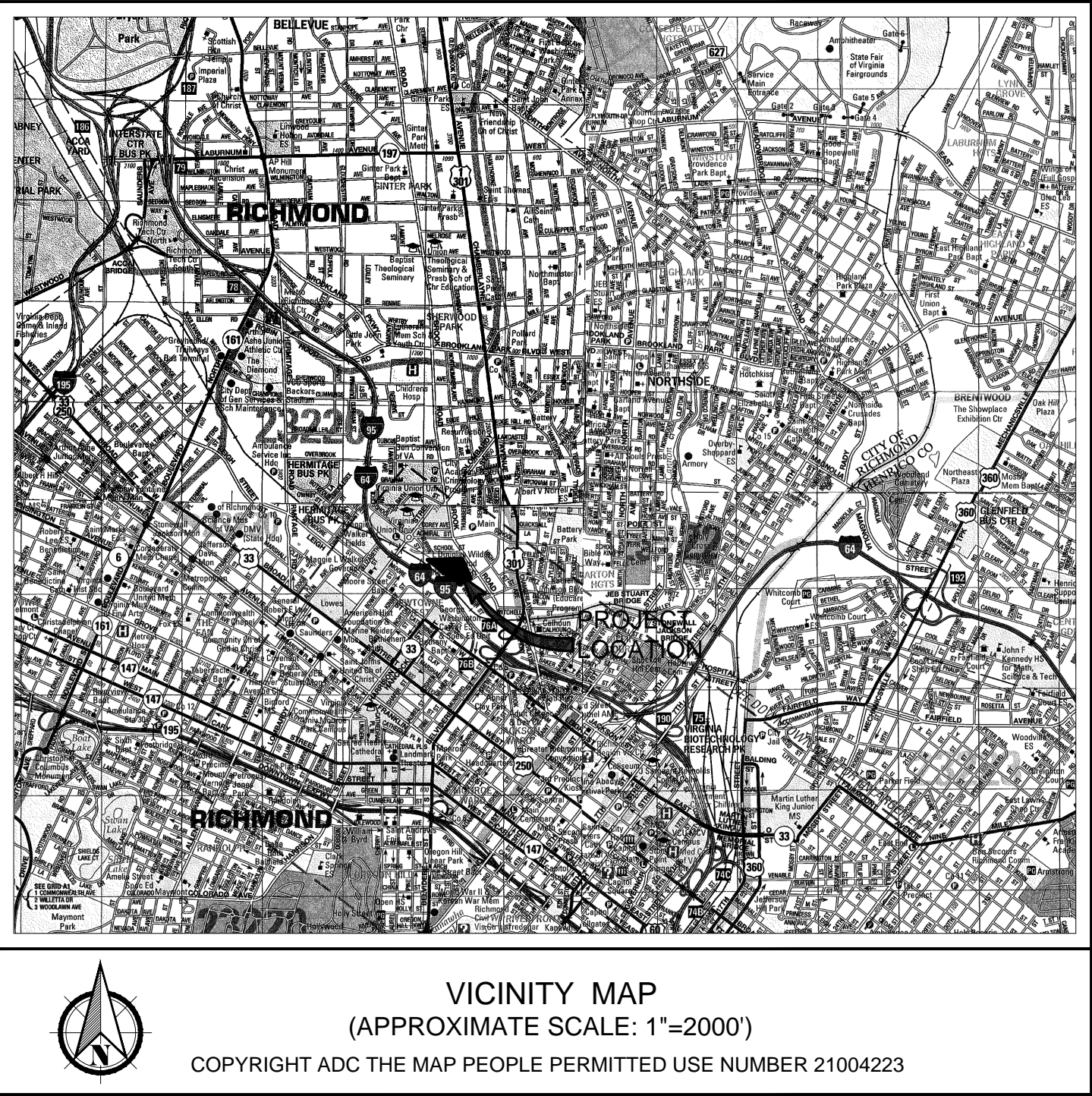
Andrew Basham
Spy Rock Development, LLC

REZONING PLAN FOR 1207 SCHOOL STREET

INDEX OF SHEETS:

Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	BOUNDARY
C-3	CONCEPTUAL PLAN
A-1	CONCEPTUAL ELEVATIONS

3RD COUNCIL DISTRICT RICHMOND VIRGINIA



SITE DATA

1. PROJECT TEAM:
 DEVELOPER: SPY ROCK REAL ESTATE GROUP
 ATTN: ANDREW BASHAM
 EMAIL: ANDREW@SPY-ROCK.COM
 1310 ROSENEATH RD, SUITE 200
 RICHMOND, VA 23030
 (804) 201-9618

 ENGINEER: AES CONSULTING ENGINEERS ARCHITECT: COX, KIEWIT & COMPANY, P.C.
 ATTN: KIRK HAWLEY, P.E. ATTN: GREY MASON
 EMAIL: KIRK.HAWLEY@AESVA.COM EMAIL: GREYM@COXKIEWIT.COM
 4120 COX ROAD, SUITE D 2533 VIRGINIA BEACH BOULEVARD
 GLEN ALLEN, VA 23060 VIRGINIA BEACH, VIRGINIA 23452
 (804) 330-8040 P: 757 431 0033 EXT 311
 Fax (804) 330-9840
2. SITE AREA = 4.95 AC (215,622 SF)
3. SITE ADDRESS: 1207, & 1207 A SCHOOL STREET
RICHMOND, VA 23220
4. CURRENT ZONING: M-2 HEAVY INDUSTRIAL
PROPOSED ZONING: B-7 MIXED USE BUSINESS
5. GPIN: N0000475020, & N0000475022
6. PROJECT LIMITS*: 4.95± AC = 215,622± SF
53,654 SF LAND AREA COVERED BY BUILDINGS
90,874 SF PAVEMENT AND SIDEWALK
71,094 SF PERVIOUS AREA

Original Submittal Date: 8-24-16

Rev.	Date	Description	KTH Revised By
1	10/9/16	REVISED PER CITY REZONING COMMENTS	

4120 Cox Road, Suite D
Glen Allen, Virginia 23060
Phone: (804) 330-8040
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

1207 SCHOOL STREET

3rd COUNCIL DISTRICT CITY OF RICHMOND VIRGINIA

Project Contacts:	KTH / RFA
Project Number:	R1590-00
Scale:	Date:
AS NOTED	9/9/16

Sheet Title:	COVER SHEET
Sheet Number:	C-1

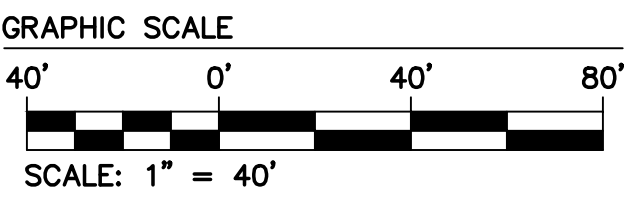
© 2016 AES Consulting Engineers, Inc. All Rights Reserved. Project: 1207 School Street, Richmond, VA. Date: 8/24/16. Time: 10:14:16 AM.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	71°6'46"	2914.93'	370.34'	185.42'	370.09'	N50°35'18"W



USABLE OPEN SPACE AREA = 79,500± SF (1.8± AC)

200 UNITS



LEGEND	
	CONCRETE
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	CG-6 CURB AND GUTTER
	CG-2 CURB

Rev.	Date	Description
1	10/11/16	REUSED PER CITY RECORDING COMMENTS

4129 Cox Road, Suite D
Glen Allen Virginia 23060
Phone: (804) 330-8040
www.aesva.com

AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

1207 SCHOOL STREET
CITY OF RICHMOND VIRGINIA
3rd COUNCIL DISTRICT

Project Contacts: KTH / RFA
Project Number: R1590-00
Scale: 1"=40'
Date: 9/9/16

Sheet Title:
CONCEPTUAL PLAN

Sheet Number
C3

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NAD83 MERIDIAN BASED ON OPUS GPS SOLUTION



SHEET NO.
A-1

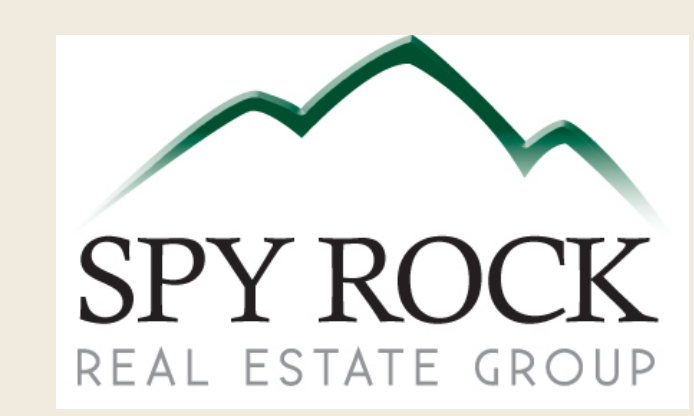
ELEVATIONS FOR CONCEPTUAL PURPOSES ONLY

1207 SCHOOL STREET

CONCEPTUAL ELEVATIONS

Richmond, VA

September 9, 2016



Cox, Kliewer & Company, P.C.
ARCHITECTURE
2533 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23452-7635
Voice 757-431-0033 • Facsimile 757-463-0380
www.coxkliewer.com • postmaster@coxkliewer.com
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1207 SCHOOL STREET

File No: 9742

Proffered Conditions


The undersigned, 1207 School Street, LLC, a Virginia limited liability company, as owner of parcels designated Tax Parcel Nos. N0000475022 and N0000475020, voluntarily agrees for itself, its agents, personal representatives, successors and assigns that in the event the Property is rezoned to Mixed-Use Business District (B-7) then the use of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by Spy Rock Development, LLC. (the "Applicant"), then these proffers shall be withdrawn and are null and void.

1. Maximum Residential Units. The number of dwelling units on the property at any time shall not exceed two hundred (200).
2. Development Plan. The property shall be developed in substantial conformance with the attached Sheet C-2, entitled "Conceptual Plan" by AES Engineering (the "Concept Plan"). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in materials and other designs of the proposed development of the Property, provided that such changes are in substantial conformance with the Concept Plan.
3. These proffers are in addition to any applicable City of Richmond laws, policies, and requirements and in no way alter or abrogate such laws, polices, and requirements.

Executed this 1st day of November, 2016.

1207 SCHOOL STREET, LLC,
a Virginia limited liability company



By: 
Name: BRIAN A. BURNETTE
Its: MANAGING MEMBER

NOTARY: 

COMM EXPIRES: JUNE 30th, 2020