



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

htt : \_\_\_\_\_

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: 6407, 6413 and 6417 Midlothian Turnpike and 6331 Old Warwick Road Date: 10/12/22  
 Tax Map #: see attached Fee: \_\_\_\_\_  
 Total area of affected site in acres: 3.24

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

**Zoning**

Current Zoning: B-3 and OS

Existing Use: vacant

**Proposed Use**

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

See attached applicant's report

Existing Use: vacant

Is this property subject to any previous lane use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Jennifer Mullen

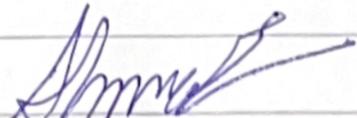
Company: Roth Jackson Gibbons Conklin, PLC  
 Mailing Address: 1519 Summit Avenue, Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 977-3374 Fax: ( )  
 Email: jmullen@rothjackson.com

**Property Owner:** ELNASSEH AHMED TAREK

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 9612 KENDRICK ROAD  
 City: Richmond State: VA Zip Code: 23236  
 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)



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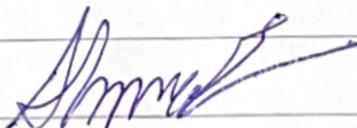
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City: Richmond State: VA Zip Code: 23236

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May 1, 2023

BY EMAIL

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219  
Matthew.Ebinger@Richmondgov.com

**Re: Special Use Permit Applicant's Report**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for the special use permit in order to permit two five (5) story buildings containing multi-family dwelling use and accessory amenity space as shown on the attached plans, for the properties known as 6417 Midlothian Turnpike identified as Parcel No. C0070068028 ("Parcel 1") 6413 Midlothian Turnpike, identified as Parcel No. C0070068030 ("Parcel 2"), 6407 Midlothian Turnpike, identified as Parcel No. C0070068032 ("Parcel 3"), and 6331 Old Warwick Road, identified as Parcel No. C0070068040 ("Parcel 4", and collectively with Parcel 1, Parcel 2 and Parcel 3, the "Property"). The Property is located on the south side of Midlothian Turnpike and extends to Old Warwick Road.

Parcel 1, Parcel 2 and Parcel 3 are zoned B-3 and identified as Destination Mixed Use for future land use in the Richmond 300. Parcel 4 is zoned OS and identified as Residential for future land use in the Richmond 300. The Property is in the general area of the Midlothian/Chippenham Node. The adjacent surrounding parcels are generally zoned B-3 along Midlothian Turnpike and used for a variety of suburban style industrial or commercial uses. The parcels to the south on Old Warwick are also zoned OS and are vacant.

The Property is currently vacant with no buildings or other structures on the land, although it formerly contained dwelling units. The Property contains approximately 3.254 acres and each lot is unimproved. The Applicant proposes to construct two five (5) story multifamily residential buildings with up to sixty (60) units in Building 1 and sixty-two (62) units in Building 2 for a total of 122 units. The use is permitted within the B-3 district on Parcel 1 and Parcel 2 but the special use permit is needed to have the building sited closer to Midlothian Turnpike. The use is not permitted on Parcel 4 within the OS district which requires the special use permit.

The proposed development is compatible with the goals of the Richmond 300 for the Midlothian/Chippenham area to create additional density and create a more pedestrian-oriented streetscape. The building is designed to have active facades on both the primary entrances off Midlothian Turnpike and Old Warwick Road with the ground floor amenity space on Midlothian Turnpike designed and arranged for active engagement with the street.

The development proposed with this special use permit is also compatible with another goal of the Richmond 300 for quality affordable housing. The development will serve residents earning between 30% and 60% of the area median income in a high quality development. In addition, at the request of Councilman Jones, the Applicant has committed to working with tenants whom have been evicted but can meet income requirements and pass background checks, as well as work with their management team to also help residents not be in a similar position in the future with targeted supportive services surrounding employment.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods, additional density is needed and supported by the recommendations of the Richmond 300.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods and is consistent with the goals of creating pedestrian-oriented designs and connections.

- ***Create hazards from fire, panic or other dangers.***

The Property would be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of land considering the City's stated goals of the Richmond 300.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the development with the special use permit will bring new vitality to the area.

- ***Interfere with adequate light and air.***

The proposed special use permit will not impact the light and air available to adjacent properties.

The proposed development will enhance the Midlothian/Chippenham node identified in the Richmond 300. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



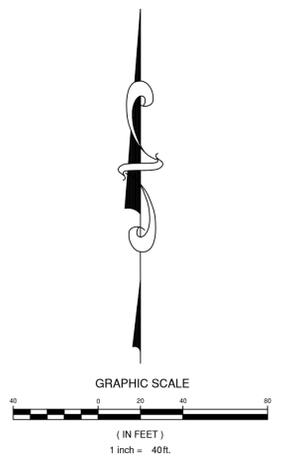
Jennifer D. Mullen



**PROJECT DATA:**  
 4 STORY RESIDENTIAL  
**UNITS**  
 BUILDING 1 = 60 UNITS  
 BUILDING 2 = 62 UNITS  
 TOTAL = 122 UNITS  
**PARKING**  
 TOTAL PARKING SHOWN = 153 SPACES

- NOTES:**
- ALL PARKING LOT ISLANDS TO BE LANDSCAPED WITH TREES OR SHRUBS
  - PARKING LOT LIGHTING TO MEET CITY REQUIREMENTS
  - SITE SIGNAGE TO BE SHOWN ON BUILDINGS DURING BUILDING PERMIT SUBMISSION.

- LEGEND**
- PERIMETER LANDSCAPING AREAS
  - LAWN AREAS
  - TREE (2 1/2" DIAMETER MINIMUM AT INSTALLATION)
  - MULCH AREA



1030 Wilmer Avenue, Suite 100  
 Richmond, VA 23227  
 804-264-2228 Fax: 804-264-9773  
 www.daa.com



SUP PLAN  
 THE MAVERICK, DAKOTA PARTNERS, MIDLOTHIAN TURNPIKE

REVISIONS

CITY COMMENTS	10/13/2023
DESIGNED BY:	
DRAWN BY:	EEH
CHECKED BY:	GWC
SCALE:	1" = 40'
DATE:	October 03, 2023
PROJECT NUMBER:	553526



**EAST ELEVATION - BUILDING 1**  
 1/8" = 1'-0"



**WEST ELEVATION - BUILDING 1**  
 1/8" = 1'-0"



**NORTH ELEVATION - BUILDING 1**  
 1/8" = 1'-0"



**SOUTH ELEVATION - BUILDING 1**  
 1/8" = 1'-0"

**THE MAVERICK**  
 DAKOTA PARTNERS  
 6405 MIDLOTHIAN TURNPIKE  
 RICHMOND, VA

PROJECT NO.	622511
DATE	September 20, 2023
REVISIONS	
DATE	DESCRIPTION

BUILDING 1 ELEVATIONS



NORTH ELEVATION - BUILDING 2  
1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 2  
1/8" = 1'-0"



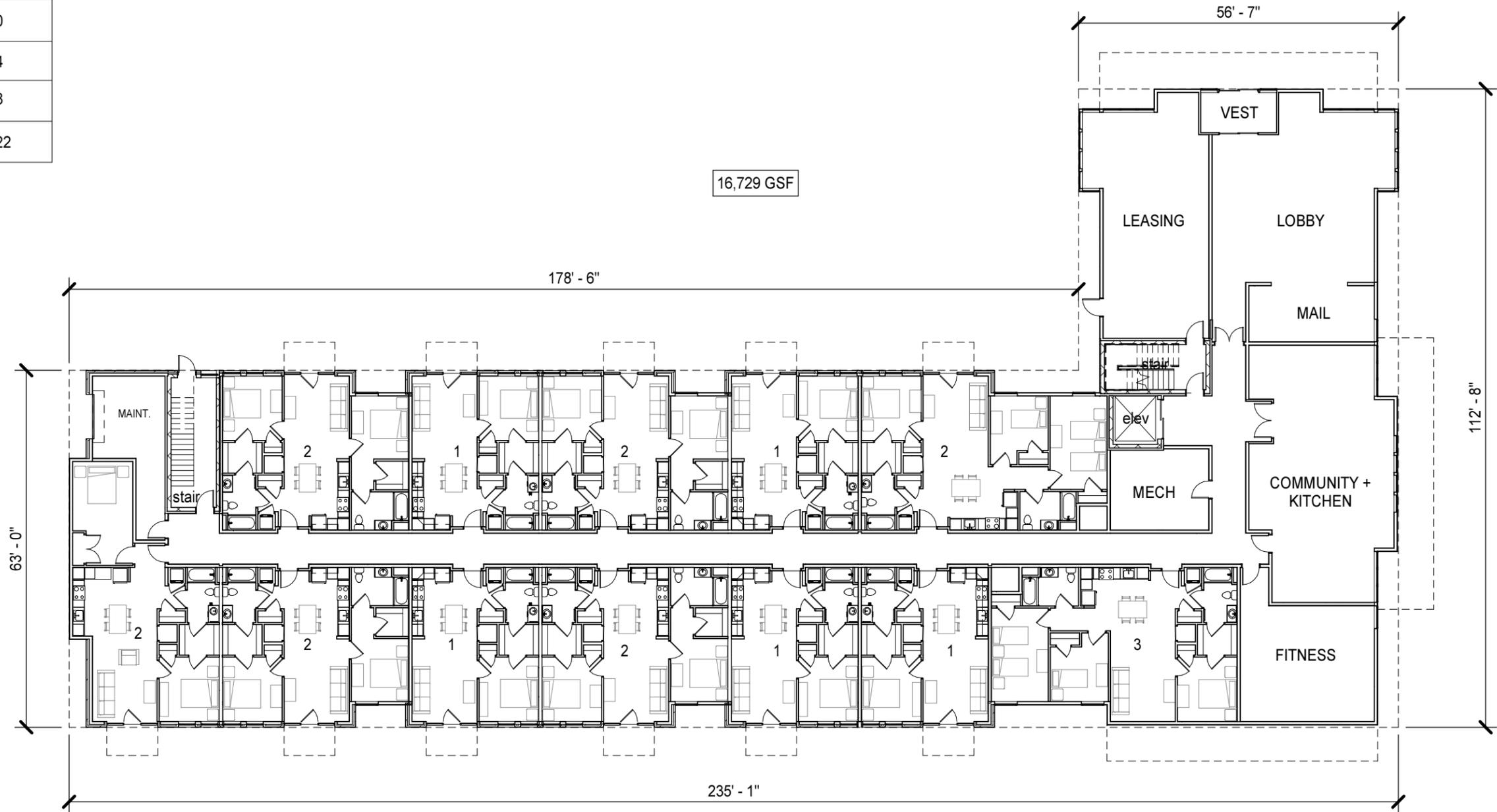
EAST ELEVATION - BUILDING 2  
1/8" = 1'-0"



WEST ELEVATION - BUILDING 2  
1/8" = 1'-0"

PROJECT NO.	622511
DATE	September 20, 2023
REVISIONS	
DATE	DESCRIPTION

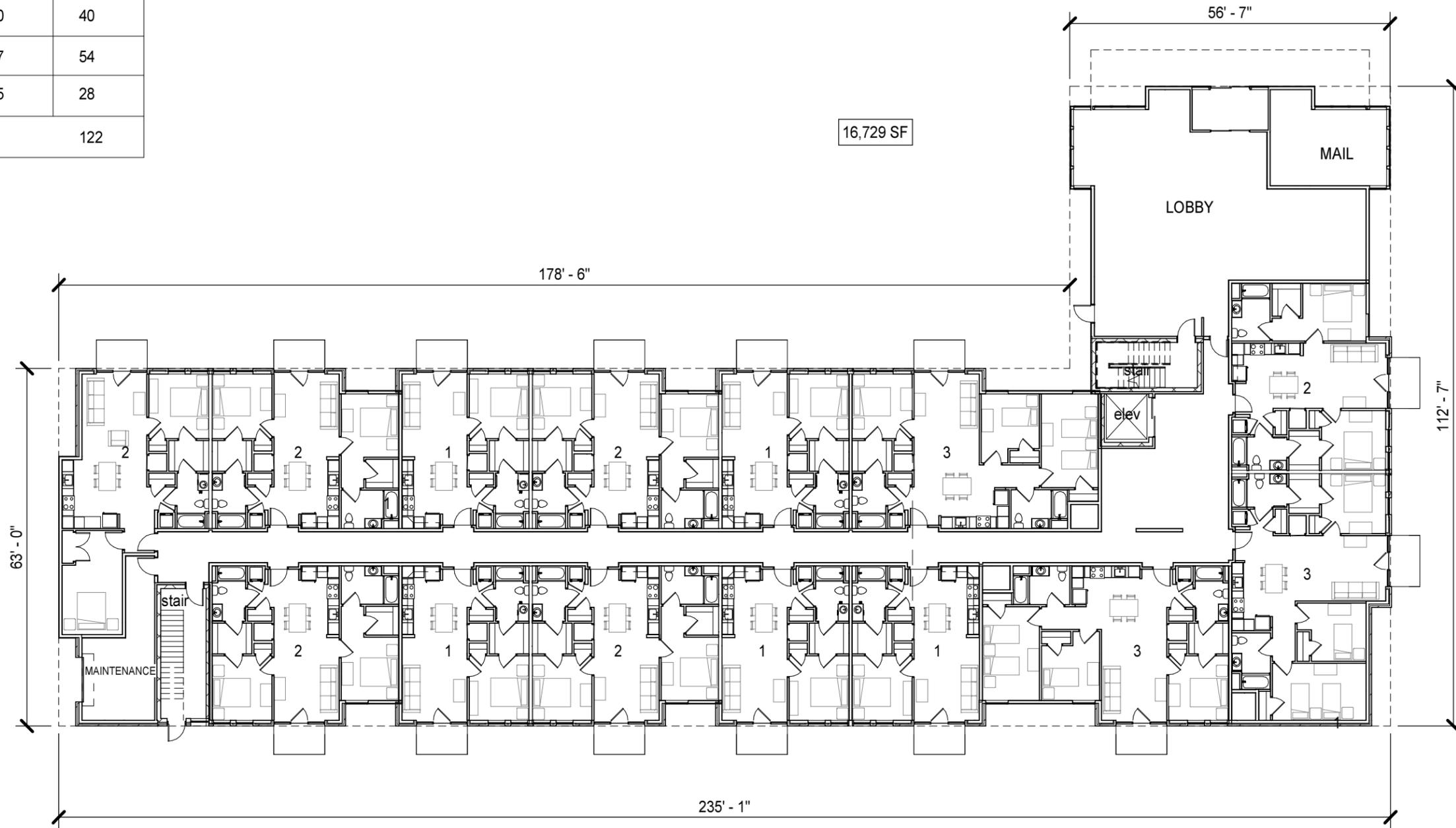
UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122



## BUILDING 1 - LEVEL 1

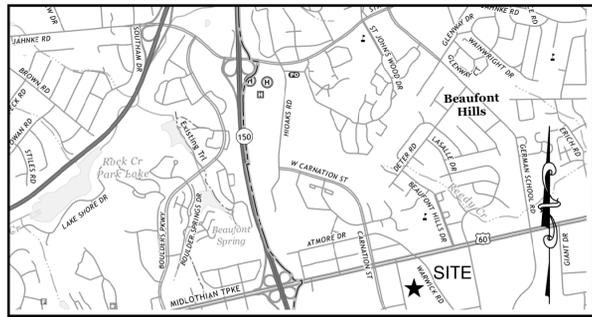
3/64" = 1'-0"

UNIT MATRIX	BUILDING 1	BUILDING 2	TOTAL
1 BEDROOM	20	20	40
2 BEDROOM	27	27	54
3 BEDROOM	13	15	28
TOTAL			122



## BUILDING 2 - LEVEL 1

3/64" = 1'-0"



VICINITY MAP  
SCALE: 1"=2,000'

LEGEND

- PROPERTY LINE
- - - 220 CONTOUR
- gas GAS LINE
- ohp OVERHEAD POWER
- STORM LINE AND MANHOLE
- STORM LINE AND INLET
- ugp UNDERGROUND ELECTRIC
- ugt UNDERGROUND TELEPHONE
- w/datr WATERLINE PER RECORDS
- w WATERLINE
- /// ASPHALT
- BUILDING
- x-x- FENCE (AS NOTED)
- TREELINE
- GUY WIRE
- TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ UNKNOWN MANHOLE
- ★ BENCHMARK
- BOLLARD
- ROD FOUND
- MONUMENT FOUND
- SIGN (1-POST)
- SIGN (2-POST)
- + 224.5' SPOT ELEVATION
- ELECTRIC BOX
- ⊕ UTILITY POLE
- ELECTRIC HANDHOLE
- ⊕ LIGHT POLE
- ⊕ GAS TEST STATION
- GAS VALVE
- ⊕ GAS METER
- SEWER CLEAN OUT
- ⊕ WOOD POST
- ⊕ METAL POST
- CONCRETE

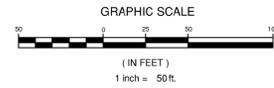
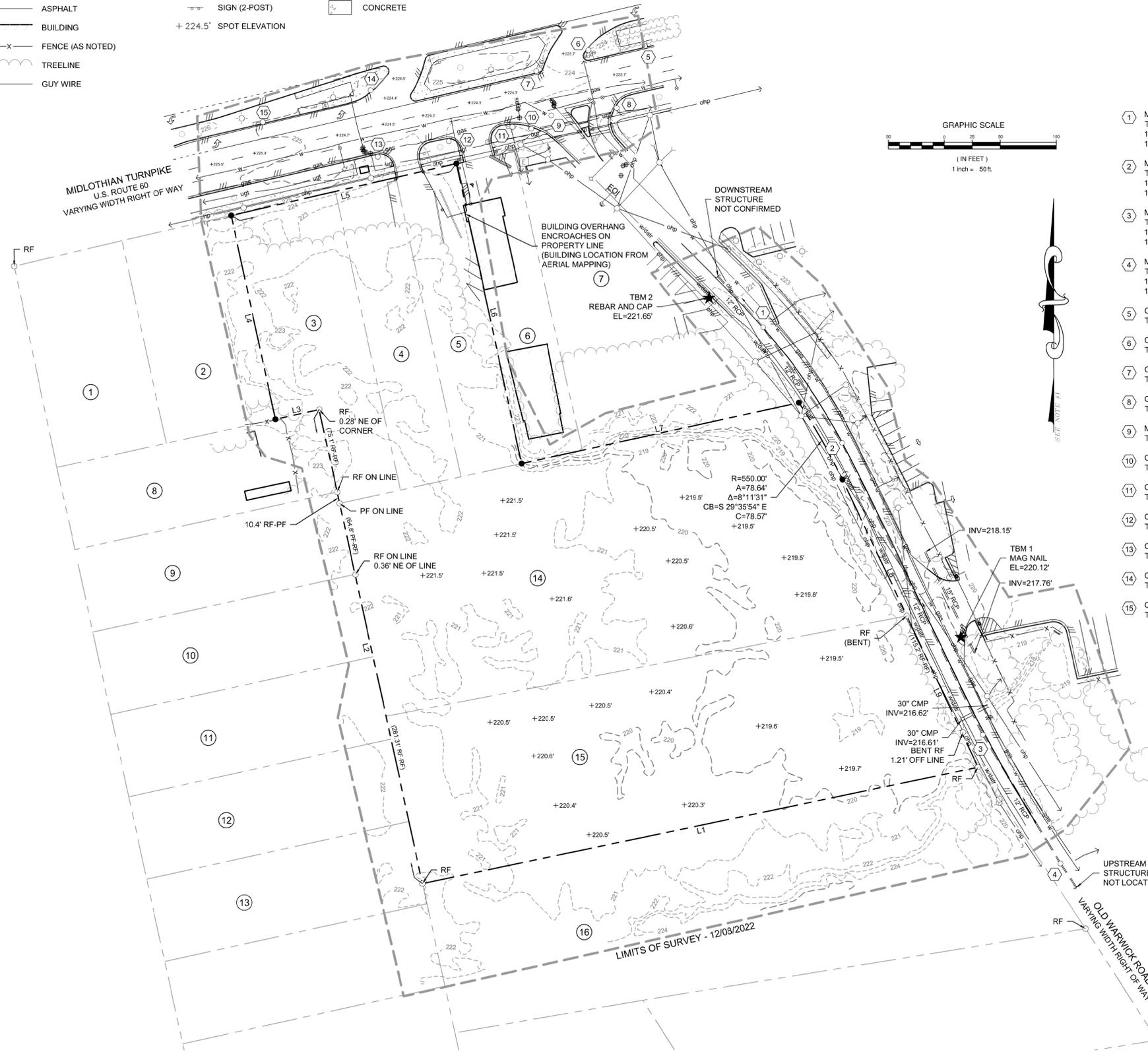
NOTES:

- 1.) SOURCE OF MERIDIAN: NAD83 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022.
- 2.) VERTICAL DATUM: NAVD88 BASED UPON GPS OBSERVATION BY TRC ENGINEERS, INC. ON 10/06/2022.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) UTILITIES SHOWN ARE BASED UPON:
  - X SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY TRC ENGINEERS, INC. ON 10/28/2022 AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
  - 5.) THIS PERIMETER BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LEISA WRIGHT WEATHERFORD, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 10/06/2022 AND 12/08/2022; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
  - 6.) THE PERIMETER BOUNDARY IS A RESULT OF THE SURVEYOR'S, LEISA WRIGHT WEATHERFORD L.S., OPINION OF THE LOCATION OF THE BOUNDARY LINES OF THE SITE AND IS NOT TO BE CONSTRUED AS A CERTIFICATION OF QUALITY OF TITLE OR LOCATION OF TITLE TO THE PROPERTY.
  - 7.) CONTOUR INTERVAL: 1'
  - 8.) THE AERIAL TOPOGRAPHIC SURVEY, PROVIDED BY TUCK MAPPING SOLUTIONS, INC., WAS PERFORMED ON 11/08/2022 FOR THE PURPOSE OF DEPICTING TOPOGRAPHY. THIS SURVEY MEETS 18VAC-10-20-382 CONTOUR ACCURACY STANDARDS AND MAY NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. THIS AERIAL SURVEY WAS AUGMENTED WITH ITEMS FIELD LOCATED BY TRC ENGINEERS, INC., INCLUDING UTILITIES, RIM AND INVERT ELEVATIONS, MONUMENTS FOUND, ETC...
  - 9.) THIS SURVEY WAS PREPARED FOR DAKOTA PARTNERS. TRC ENGINEERS, INC. ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
  - 10.) PROPERTY LINES SHOWN HEREON ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY PERFORMED BY TRC ENGINEERS, INC.
  - 11.) TRC ENGINEERS, INC. PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.
  - 12.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #5101290019D EFFECTIVE DATE 04/02/2009. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC ENGINEERS, INC. TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
  - 13.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.

PROPERTY INFORMATION

- |    |   |    |  |
|----|---|----|--|
| 1  | PARCEL ID: C0070068022<br>ARWB LLC<br>6445 MIDLOTHIAN TURNPIKE<br>INST.#2004-16738                      | 13 | PARCEL ID: C0070068010<br>SANTANA ASCENCIO<br>117 OAK GLEN STREET<br>INST.#2008-9715         |
| 2  | PARCEL ID: C0070068024<br>AHMED TAREK ELNASSEH<br>6423 MIDLOTHIAN TURNPIKE<br>INST.#2013-2-3981         | 14 | PARCEL ID: C0070068040<br>AHMED TAREK ELNASSEH<br>6331 OLD WARWICK ROAD<br>INST.#2013-2-3981 |
| 3  | PARCEL ID: C0070068028<br>AHMED TAREK ELNASSEH<br>6417 MIDLOTHIAN TURNPIKE<br>INST.#2013-2-3981         | 15 | PARCEL ID: C0070068042<br>RASUL MOHAMMED<br>6321 OLD WARWICK ROAD<br>INST.#2014-20529        |
| 4  | PARCEL ID: C0070068030<br>AHMED TAREK ELNASSEH<br>6413 MIDLOTHIAN TURNPIKE<br>INST.#2013-2-3981         | 16 | PARCEL ID: C0070068044<br>PIXEL ENTERPRISES INC<br>6311 OLD WARWICK ROAD<br>INST.#2002-27835 |
| 5  | PARCEL ID: C0070068032<br>AHMED TAREK ELNASSEH<br>6407 MIDLOTHIAN TURNPIKE<br>INST.#2013-2-3981         |    |  |
| 6  | PARCEL ID: C0070068034<br>6401 MWW LLC<br>6401 MIDLOTHIAN TURNPIKE<br>INST.#2015-5311                   |    |  |
| 7  | PARCEL ID: C0070068036<br>CHAN INVESTMENTS LLC<br>6341 OLD WARWICK ROAD<br>INST.#2001-13659             |    |  |
| 8  | PARCEL ID: C0070068020<br>AHMED TAREK ELNASSEH<br>25 OAK GLEN STREET<br>INST.#2013-2-3981               |    |  |
| 9  | PARCEL ID: C0070068018<br>BETTY & EARL MELTON SR<br>31 OAK GLEN STREET<br>INST.#2005-3350               |    |  |
| 10 | PARCEL ID: C0070068016<br>ETLAS & VERLOYNE CRAWFORD<br>39 OAK GLEN STREET<br>INST.#2022-25              |    |  |
| 11 | PARCEL ID: C0070068014<br>FREDALICIA HERNANDEZ & OSCAR PALMA<br>101 OAK GLEN STREET<br>INST.#2014-17367 |    |  |
| 12 | PARCEL ID: C0070068012<br>ABBIO MCSWEEN & ANGELA JOHNSON<br>109 OAK GLEN STREET<br>INST.#2010-22400     |    |  |

LINE	BEARING	DISTANCE
L1	S 78°13'58" W	507.23'
L2	N 12°21'09" W	431.53'
L3	S 77°38'46" W	40.00'
L4	N 12°21'09" W	185.54'
L5	N 77°04'51" E	206.59'
L6	S 12°20'09" E	273.13'
L7	N 77°41'21" E	253.67'
L8	S 25°25'06" E	134.18'
L9	S 25°18'16" E	149.03'



SEWER TABLE

- 1 MANHOLE  
TOP=220.78'  
12" INV IN=206.95' (SE)  
12" INV OUT=206.82' (NW)
- 2 MANHOLE  
TOP=220.40'  
12" INV IN=207.29' (SE)  
12" INV OUT=207.18' (NW)
- 3 MANHOLE  
TOP=219.73'  
12" INV IN=208.27' (SE)  
12" INV OUT=208.16' (NW)
- 4 MANHOLE  
TOP=219.99'  
12" INV IN=208.74' (SE)  
12" INV OUT=208.76' (NW)
- 5 CURB INLET  
TOP=224.10'
- 6 CURB INLET  
TOP=224.08'
- 7 CURB INLET  
TOP=224.62'
- 8 CURB INLET  
TOP=223.57'
- 9 MANHOLE  
TOP=223.58'
- 10 CURB INLET  
TOP=223.78'
- 11 CURB INLET  
TOP=224.07'
- 12 CURB INLET  
TOP=224.55'
- 13 CURB INLET  
TOP=224.64'
- 14 CURB INLET  
TOP=224.35'
- 15 CURB INLET  
TOP=225.15'

TRC ENGINEERS, INC. REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

- |                                      |                                 |            |
|--------------------------------------|---------------------------------|------------|
| NAME: DAVID JONES                    | <i>David Jones</i>              | 12/19/2022 |
| SURVEY PARTY CHIEF                   | SIGNATURE                       | DATE       |
| NAME: TYLER LAYMAN                   | <i>Tyler Layman</i>             | 12/19/2022 |
| SUBSURFACE UTILITY ENGINEER          | SIGNATURE                       | DATE       |
| NAME: LEISA WRIGHT WEATHERFORD, L.S. | <i>Leisa Wright Weatherford</i> | 12/19/2022 |
| PROJECT MANAGER                      | SIGNATURE                       | DATE       |
| NAME: LEISA WRIGHT WEATHERFORD, L.S. | <i>Leisa Wright Weatherford</i> | 12/19/2022 |
| QUALITY REVIEWER                     | SIGNATURE                       | DATE       |



1030 Wilmer Avenue, Suite 100  
Richmond, VA 23227  
804-264-2228 Fax: 804-264-8773  
www.daa.com

Blacksburg, VA • Raleigh, NC  
Charlottesville, VA • Northern Virginia  
Newport News, VA • Virginia Beach, VA



TOPOGRAPHIC AND PERIMETER BOUNDARY  
SURVEY OF  
OLD WARWICK ROAD APARTMENTS  
CITY OF RICHMOND, VIRGINIA

REVISIONS	
DESIGNED BY:	N/A
DRAWN BY:	VDV
CHECKED BY:	LWW
SCALE:	1" = 50'
DATE:	12/19/2022
PROJECT NUMBER:	498490



# City of Richmond Department of Planning & Development Review

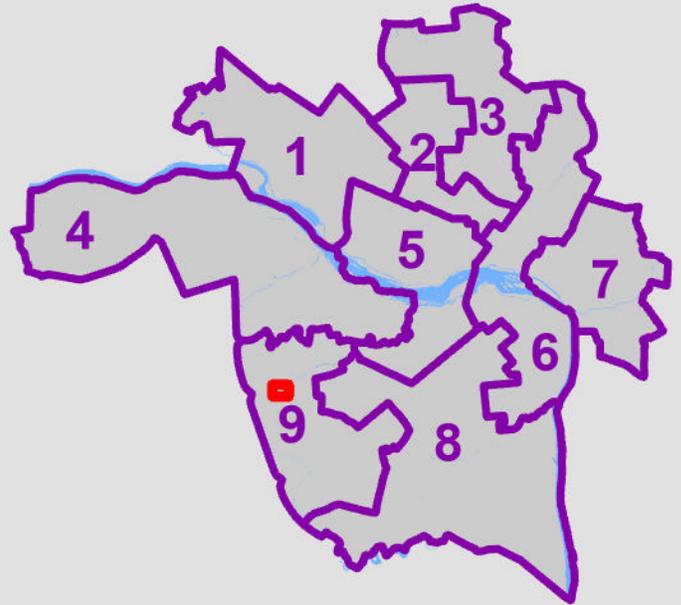
## Special Use Permit

**LOCATION:** 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road

**APPLICANT:** Roth Jackson Gibbons Conclin, PLC

**COUNCIL DISTRICT:** 9

**PROPOSAL:** To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of 122 dwelling units, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

