

INTRODUCED: January 11, 2016

AN ORDINANCE No. 2016-015

To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Jones (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 8 2016 AT 6 P.M.

WHEREAS, the owner of the property known as 6140 Hull Street Road, which is situated in an R-3 Single-Family Residential District, desires to use such property for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, which use, among other things, is not currently allowed by section 30-406.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not

AYES:           8           NOES:           0           ABSTAIN:       1  
\_\_\_\_\_

ADOPTED:      FEB 8 2016      REJECTED:      \_\_\_\_\_  
\_\_\_\_\_

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance 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 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 6140 Hull Street Road and identified as Tax Parcel No. C007-0588/004 in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “A Boundary Plat of a Parcel of Land Totaling 18.3± Acres Located on the North Side of Hull Street and the South Side of Whitehead Road in the City of Richmond, Virginia,” prepared by Timmons Group, and dated September 3, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of multifamily dwellings containing an aggregate of up to 88 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Abbington on Hull Street, 6140 Hull Street Road, City of Richmond, VA,” prepared by Timmons Group, dated October 30, 2015, and last revised December 9, 2015 (with Sheets C1.0 and L1.0 last revised January 7, 2016), hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be multifamily dwellings containing an aggregate of up to 88 dwelling units, common area, and accessory residential uses, served by no fewer than 156 on-site surface parking spaces, substantially as shown on the Plans.

(b) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, (iii) signage permitted by section 30-507(2) of the Code of the City of Richmond (2015), as amended, and (iv) freestanding signage substantially as shown on Sheet C1.0 of the Plans. No signage shall be internally illuminated.

(c) All building materials, material colors, and site improvements, including landscaping, shall be substantially as shown on the Plans, with such changes as may be approved by the Director of Planning and Development Review.

(d) All pole-mounted lighting shall be provided within the boundaries of the Property, shall be directed or shielded so as not to shine directly on adjacent residential properties, and shall range in height from 12 to 20 feet, substantially as shown on the Plans

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) A 20-foot buffer shall be maintained along the western property line of the Property, substantially as shown on the Plans.

(g) At the request of the City, the Owner, at no cost to the City, shall either provide an easement at least ten feet, but no more than 15 feet, in width or dedicate land at the approximate location shown on the Plans, to connect the Hull Street Road right-of-way with the

Whitehead Road right-of-way for public access by means of a shared path. Design, construction and maintenance costs of the shared path shall be the responsibility of the City.

(h) Final design and location of the improvements on the Property along the Hull Street Road right-of-way will not interfere with the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959, and the Owner shall coordinate the improvements on the Property with the improvements shown on the City's plans for the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959.

(i) The Owner, at no cost to the City, shall dedicate such land and grant such easements as may be necessary along the north line of the Hull Street Road right-of-way indicated on the Plans to facilitate the implementation of the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the attached Plans or contemplated in the

future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended.

(e) The Owner shall make improvements, including the installation of a vehicular site entrance and sidewalks, substantially as shown on the Plans, leading from “Building #1” and the “Club House,” each as identified on the Plans, and shall install a ten-foot shared use path along Hull Street Road in accordance with the requirements of the Department of Public Works and substantially as shown on the City’s plans for the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959, within the right-of-way, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works and the City’s plans for the Hull Street Improvement Project identified as City Project No. 100875, UPC No. 15959, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the

City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: a2015 - 1613

DEC 10 2015  
OFFICE OF THE ATTORNEY

4-4461  
O & R REQUEST


NOV 23 2015


### O & R Request


Chief Administration Office  
City of Richmond

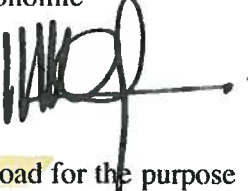
**DATE:** November 18, 2015 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor 

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer 

**THROUGH:** Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning 

**FROM:** Mark A. Olinger, Director, Dept. of Planning and Development Review 

**RE:** To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multi-family dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 6140 Hull Street Road for the purpose of multi-family dwellings containing an aggregate of up to 88 dwelling units, upon certain terms and conditions.

**REASON:** The subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 15.986 acre (696,350 SF) parcel of unimproved land. The property is located between Hull Street Road and Whitehead Road in the Elkhardt neighborhood of the Midlothian planning district.

Currently, the subject property is zoned in the R-3 Single-Family Residential Zoning District, which does not allow multi-family use. A special use permit is therefore required.

Surrounding properties to the east, north, and northwest are located within the same R-3 zoning district as the subject property. Adjacent properties to the west along Hull Street Road and properties across Hull Street Road are located within a B-2 Community Business Zoning District.

Single-family residential land use is present in the vicinity of the subject property, as well as institutional, including Elkhardt Middle School immediately to the west of the subject property. Multi-family, commercial, vacant, and industrial land uses are also present in the vicinity.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre (p. 133). The proposed development would have a residential density of 5.5 units per acre.

A city-wide housing policy of the Master Plan is to "continue efforts to provide safe housing for low and moderate-income families and individuals" (p. 100). Specifically for the Midlothian planning district, the Master Plan states "infill development of like density and use is appropriate" and "environmentally sensitive areas (flood plains, steep slopes, non-tidal wetlands and Chesapeake Bay Preservation Areas) should be protected from development" (p. 212).

The Hull Street Corridor Revitalization Plan's goal for housing emphasizes the need for "quality housing affordable at a range of household incomes" (p. 55).

**FISCAL IMPACT / COST:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$2,400.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 14, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** January 11, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, January 4, 2016.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans & Survey

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
646-6308

*O&R No. 15-41*

9819



# 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) 648-6304  
<http://www.richmondgov.com>

RECEIVED  
NOV 4 2015  
LAND USE ADMINISTRATION

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

Project Name: Abbingdon on Hull Street Date: 10-06-2015

Property Address: 6140 Hull St Road Tax Map #: C007058804

Fee: \$2,400 Total area of affected site in acres: 18.3  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-3

Existing Use: Undeveloped

Is this property subject to any previous land use cases?

- Yes
- No  please list the Ordinance Number:

### Proposed Use

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

Multifamily apartments with clubhouse/office

Applicant/Contact Person: Matthew Monroe

Company: Rea Ventures Group

Mailing Address: 2964 Peachtree Rd NW

City: Atlanta State: GA Zip Code: 30305

Telephone: (404) 250-4093 Fax: (404) 250-4091

Email: mattmonroe@reaventures.com

Property Owner: Rappahanock Christian Church

If Business Entity, name and title of authorized signer: Scot Katona- Treasurer

(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: PO Box 1111

City: Dunnsville State: VA Zip Code: 22454

Telephone: (804) 443-3368 Fax: (804) 443-2219

Email: sakatona@verizon.net

Property Owner Signature: Rappahanock Christian Church by Scot A. Katona, Treasurer

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)



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23218  
(804) 646-6304  
<http://www.richmondgov.com/>

RECEIVED  
NOV 1 2015

LAND USE ADMINISTRATION

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

Project Name: Abbington on Hull Street Date: 10/2/15

Property Address: 6140 Hull St Road Tax Map #: C007058804

Fee: \$2,400 Total area of affected site in acres: 18.3  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-3

Existing Use: Undeveloped

Is this property subject to any previous land use cases?

Yes No

If Yes,  please list the Ordinance Number:

### Proposed Use

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

Multifamily apartments with clubhouse/office

Applicant/Contact Person: Matthew Monroe

Company: Rea Ventures Group

Mailing Address: 2964 Peachtree Rd NW

City: Atlanta State: GA Zip Code: 30305

Telephone: ( 404 ) 250-4093 Fax: (404) 250-4091

Email: mattmonroe@reaventures.com

Property Owner: First Baptist Church Endowment Fund, Inc.

If Business Entity, name and title of authorized signee: Mr. Kim Boys- Treasurer

(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: 2709 Monument Ave

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 677-4611 Fax: ( )

Email: k1boys2@verizon.net

Property Owner Signature: [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)

## Applicant's Report

**Subject Property:** 6140 Hull Street Road  
**Tax Map Reference No:** C0070588004

**To:**

City of Richmond  
Department of Planning  
and Development Review  
900 East Broad Street  
Richmond, Virginia 23219

RECEIVED

NOV 4 2015

LAND USE ADMINISTRATION

**Submitted By:**

Rea Ventures, LLC  
2964 Peachtree Rd, NW  
Atlanta, Georgia 30305

### **I. Introduction**

The applicant proposes an eighty-eight (88) unit apartment development on the above referenced tract consisting of four residential buildings (two and three stories) and a clubhouse/management office building. The design will be in harmony with the surrounding area and in accordance with the design elements noted in the Hull St. Corridor Revitalization Plan ("Hull St Plan" hereafter). Further, it will support objectives of the Hull St. Plan in increasing walkability, increasing the stock of affordable rental housing in the area, and general new development.

### **II. Site**

The subject property, 6140 Hull Street Road, Richmond, Virginia consists of a vacant, irregular shaped tract of approximately 18.3 acres located on the north side of Hull Street Road, immediately to the east of Elkhardt Middle School and in the vicinity of Chippenham Mall. It is a singular parcel -- Tax Map C0070588004. The tract is a heavily wooded site with slope leading down to Pocosham Creek, which contains flood zones, flood ways and resource protection areas. The subject property has approximately 565 feet of frontage along Hull Street Road.

The subject property is situated among a mixture of zoning classifications. The subject property is zoned R-3. Adjacent to the east across Pocosham Creek and

extending to the northeast of the subject are single family homes likewise in an R-3 district. To the south, across Hull Street Road, there are a mixture of uses within a B-2 district. Extending to the east along Hull Street Road and across nearby Derwent Road are R-43 and R-48 zoning districts with existing multifamily developments. As noted, adjacent to the west of the subject property is Elkhardt Middle School, with uses beyond the school consisting of B-3 (Chippenham Mall), RO-1, and a large developed area zoned R-43.

### **III. Proposed Use**

The applicant proposes to develop the subject property into eighty eight (88) rental apartment units in four (4) two and three story walk-up structures of sixteen (16) and twenty four (24) units each respectively. A separate building will contain amenities for tenants (community room, fitness room, computer room, etc) and a management office. The property use will be entirely a multi-family use.

The proposed development would contain a mix of 1, 2, and 3 bedroom units and will be marketed and reserved for working persons and families earning up to 60% of Area Median Income (adjusted by household size). This product generally attracts tenants already living and/or working in the area surrounding the subject property ("Primary Market Area") who are currently "rent overburdened", which is defined as having to pay more than 30% of gross monthly income for housing. The proposed apartments will NOT be rent subsidized, however, will offer rents levels that are affordable relative to tenants' incomes.

### **IV. Design**

The design of the buildings and site seeks to acknowledge specific conditions on the site (namely topography, shape, location of stream/floodways/Resource Protection Areas, and surrounding roads and structures) while also honoring design elements or goals encouraged in the Hull St Plan. Namely, Building 1 as shown on the plan and the clubhouse will front Hull St in an urban oriented manner by massing against the street (versus a more set back orientation common in suburban settings). This building will address Hull Street by situating close to the right of way and by having small sidewalks connecting to the main sidewalk at Hull St. No parking will be between this building and the street, again in support of an urban, street facing design. These units will present as or have elements of townhomes, though they will be garden or flat type units (see elevations). This building along with the clubhouse and site entrance will consume as much Hull St frontage as possible with the remaining buildings oriented within the site.

The remaining three residential buildings will be situated along the western boundary of the property on the interior of the site. This is the most buildable portion of the site, is away from the single family homes to the east, and of course out of the stream/flood/RPA areas. It also enables taking advantage of the site's natural contour for detention pond/bioretention/BMP as shown in the site plan.

In consultation with the City of Richmond Planning & Development Review staff and Public Utilities - Stormwater division, and with reference to the transportation master plan and Hull St. Plan, the site design accommodates a City of Richmond bicycle/pedestrian path/easement from Hull Street to connect at or near Whitehead Road to the northwest, as depicted on the site plan. This approximate route will be entirely located outside of the determined Resource Protection Area ensuring it does not impact or trigger Water Quality and VA Dept of Environmental Quality reviews, programs and requirements.

This path will encourage interconnectivity between Whitehead and Hull St via the school fields. Direct access to/from the site to Hull St will be enabled as well. Further transportation goals will be enabled with future Hull St redesign to a 4-lane divided road per the City's preliminary design and proposed typical section. The site is also within a ¼ mile of a bus stop, thus being compatible with mass transit transportation.

### **III. Apartment Amenities.**

The apartments will be garden or flat style units. They will be built to (and certified) Earthcraft Gold or Platinum level standards thus ensuring high energy efficiency and environmental responsibility in material sourcing. All apartments will be wired for telephony, cable, and high speed internet. All units will supply kitchen appliances of at least 16 cu ft refrigerator, dishwasher, stove, and range. All appliances, windows and HVAC will meet Energy Star or higher certifications. All units will have carpet or luxury vinyl tile in living/kitchen areas, carpet in bedrooms, ceiling fans in living room and all bedrooms, closets in each bedroom, laundry hookups and closet, and window blinds.

### **IV. Appropriateness.**

No singular development can solve or address all goals of a local area revitalization plan. Our proposal, however, addresses several elements of the Hull St Plan. In the Hull St Plan, see the following pages, by topic:

#### **Walkability**

- ES-6 and ES-9 for general walkability/pedestrian goals
- p.13 illustrating weak/disconnected block structure as it pertains to Whitehead connectivity
- p. 87 illustrating green corridors as connectivity
- p. 96 supporting biking, walking and connectivity

#### **Design**



- p. 131 - Again, the development will have elements of and present as townhomes in its design, as encouraged in the Hull St. Plan
- General green or sustainable development goals noted in the plan will again be achieved primarily via achieving Earthcraft Gold or Platinum level construction and the requirements within that program. The BMP/bioretention area will be constructed along the contour of the site, thus eliminating need for retaining walls and other heavy measures. Approximately half the site will remain preserved and undisturbed.

#### **Affordable Housing & Demographics:**

- p. ES-6 item 5 – “Protect existing residential communities while creating new housing for a range of income levels”
- pages 50-55 for overview on cost burden renters and need for affordable housing in the area.

#### **V. Community Outreach**

Upon submission of this SUP application, the applicant will reach out to area neighborhood communities to schedule and host one or more information sessions. City of Richmond Planning & Development Review staff will be copied and notified of all such meetings and locations.

#### **VI. Findings of Fact.**

The proposed special use will NOT:

1. **Be detrimental to the safety, health, morals and general welfare of the community involved.** There are no detriments of the proposed use to safety, health, morals, and general welfare of the community involved. The proposed use is 100% residential. We anticipate that the provision of adequate, safe, and healthy housing will provide a benefit to the welfare of the community by adding new and improved affordable housing opportunities. To ensure safety goals are achieved, the development will be managed by a full-time, on-site property manager (on call 24/7). The property manager will be closely overseen by a property management firm versed in compliance and asset management. Tenants will be screened like any other apartment – adequate credit, criminal and income. No bad behavior is tolerated – misbehavior or failure to pay will result in eviction, thus assuring any bad elements do not persist at the development.
2. **Tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved.**

The traffic plan for the portion of Hull Street at and adjacent to the site calls for a 4-lane divided road with a 16' wide median. This would make the development a right-in and right-out only for vehicles, thus controlling egress/ingress. The entrance is positioned comfortably away from and between stoplights on Hull St, thus reducing driver confusion during egress/ingress.

Per the Hull St. Plan, Average Daily Traffic (ADT) along Hull Street has decreased. However, as a main artery, it is capable of handling much more than its current levels.

The City's preliminary design calls for a 10' wide shared path/sidewalk along the Hull St border of the site. This is a public improvement and out of the developer's scope, however, the site is designed with connectivity and in harmony with this proposed sidewalk. Once sidewalks are built along Hull St our site will be fully connected for pedestrians.

There are two bus stops within a quarter of a mile of the main entrance of the subject property – one at Hull and Derwent (west bound lanes) and one across from Elkhart School (east bound lanes). Many residents are expected to use this mode of public transportation, thus reducing traffic in and around the site. Further enhancing the sidewalk network along Hull St will provide a safe means to travel to and from the bus stops.

As part of the design, we have outlined an allowance on the site for a public, greenway bike/pedestrian trail through the site in accordance with the Hull St. Plan and in harmony with goals of the Midlothian District Transportation Plan (date). This will encourage foot and bike traffic for not only the residents of the development but also other area residents, thus helping reduce vehicular traffic and enhancing interconnectivity. It will reduce foot traffic on portions of Whitehead Rd which is currently inadequate and dangerous for pedestrians.

**3. Create hazards from fire, panic, or other dangers.** The proposed use is 100% residential. All local, state and federal building codes, including fire and life safety, will be met or exceeded. Specifically, the buildings will have fire sprinklers and smoke detectors in all units and fire alarm pulls in all buildings. All units will be pre-wired for telephone, internet, and cable service, providing multiple means of communication for potential life safety concerns (911, fire alarm, storm warnings, etc). No units will have a fireplace or gas appliances. Management policy will not allow grills to be used on balconies/patios – they must be used in open spaces or use the development provided, permanent grills. All detention/retention pond(s) will be fenced as will be playgrounds and tot lots. The site will be developed in accordance with fire code regulations set forth by the City of Richmond to assure easy access for fire and other emergency vehicles.

**4. Tend to cause overcrowding of land and an undue concentration of population.** The parcel is approximately 18.3 acres. Actual density will be 4.8 apartment units/acre. Most of the parcel will be undeveloped leaving the existing woods and streams undisturbed on the eastern side. These natural features will provide a robust and deep buffer to adjacent properties and provide open, natural space for residents. The site will feature ample open space options for residents preventing any sense of overcrowding.

**5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.** There are no known negative impacts to any local municipal assets or services. The development will attract a large majority of its tenants from the immediate area – i.e., they already live here and are using these assets/services. Specifically:

- Schools – Adjacent to Elkhardt Middle School (under consideration for renovation and a high priority for school board). A large majority of the residents are expected to come from the immediate area around the property and thus families with children are largely already in the school system.
- Parks and playgrounds. The development will provide a playground for its residents, thus reducing any impact to area parks and playgrounds.
- Water and sewer – early conversations between our civil engineer, Ivan Wu of Timmons Group and DPU show that there is an existing 12” diameter water main at Hull Street and existing sanitary sewer located along three (3) sides of the property. The capacity of both systems appear to be adequate, however, needs to be confirmed by DPU.

Of note, there is a public sewer line shown on the attached survey on the property with no identified, recorded easement. We anticipate the City of Richmond requiring that this easement be surveyed and recorded as a condition of approval.

- Transportation – Average Daily Traffic on Hull St has declined (per the Hull St Plan). Walkability and interconnectivity is further enabled with the trail and pedestrian connectivity to/from the site. The site is on a bus route with stops nearby, thus supporting public transit use.

Generally, this development would be a positive contribution to the immediate area and help achieve objectives identified in the Hull St. Plan. New, attractive construction that is visible and near/adjacent to Hull Street will further the positive look and feel that investment in the area continues, thus helping attract yet more revitalization investment and momentum.

6. **Interfere with adequate light and air.** As 100% residential, there will be no impact on light access or air quality. As a 3-story garden style with required buffers there will be no shadows cast on adjacent landowners properties. As a residential development there will be no impact on air pollution coming from the site. Garbage will be picked up on a routine weekly schedule and the garbage receptacles will be shielded and setback from Hull St and adjacent properties.





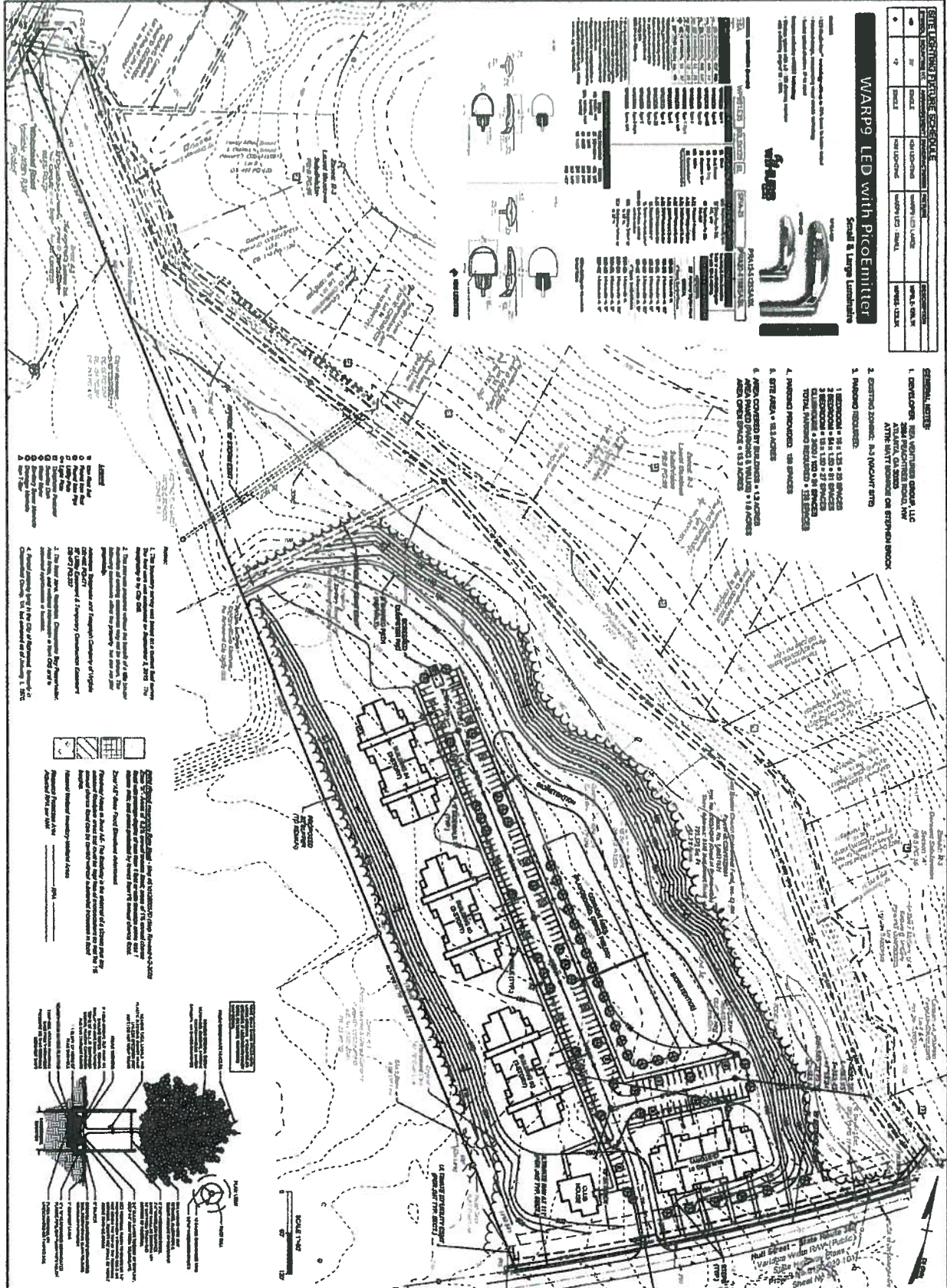
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	08/11/11	JL	ML
2	REVISED PER CITY COMMENTS	08/11/11	JL	ML
3	REVISED PER CITY COMMENTS	08/11/11	JL	ML
4	REVISED PER CITY COMMENTS	08/11/11	JL	ML

**WARPP9 LED with ProEmitter**  
Small & Large Luminaire



**GENERAL NOTES:**

1. DESIGNER: 200 WESTPHALE GROUP, LLC  
200 WESTPHALE GROUP, LLC  
14700 WOODBRIDGE DRIVE, SUITE 100  
ATLANTA, GEORGIA 30328  
PHONE: 404.488.8888 FAX: 404.488.8889
2. ELECTRICAL: SEE ELECTRICAL DRAWINGS
3. LIGHTING: SEE LIGHTING DRAWINGS
4. LUMINAIRE: SEE LUMINAIRE DRAWINGS
5. SEE CITY OF ATLANTA SPECIFICATIONS FOR LIGHTING
6. SEE CITY OF ATLANTA SPECIFICATIONS FOR ELECTRICAL
7. SEE CITY OF ATLANTA SPECIFICATIONS FOR PLUMBING
8. SEE CITY OF ATLANTA SPECIFICATIONS FOR MECHANICAL
9. SEE CITY OF ATLANTA SPECIFICATIONS FOR CIVIL
10. SEE CITY OF ATLANTA SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE
11. SEE CITY OF ATLANTA SPECIFICATIONS FOR TRAFFIC ENGINEERING
12. SEE CITY OF ATLANTA SPECIFICATIONS FOR ENVIRONMENTAL ENGINEERING
13. SEE CITY OF ATLANTA SPECIFICATIONS FOR HISTORIC PRESERVATION
14. SEE CITY OF ATLANTA SPECIFICATIONS FOR PUBLIC WORKS
15. SEE CITY OF ATLANTA SPECIFICATIONS FOR UTILITIES
16. SEE CITY OF ATLANTA SPECIFICATIONS FOR FIRE SAFETY
17. SEE CITY OF ATLANTA SPECIFICATIONS FOR SECURITY
18. SEE CITY OF ATLANTA SPECIFICATIONS FOR ACCESSIBILITY
19. SEE CITY OF ATLANTA SPECIFICATIONS FOR SIGNAGE
20. SEE CITY OF ATLANTA SPECIFICATIONS FOR ARTS AND CULTURE
21. SEE CITY OF ATLANTA SPECIFICATIONS FOR COMMUNITY DEVELOPMENT
22. SEE CITY OF ATLANTA SPECIFICATIONS FOR ECONOMIC DEVELOPMENT
23. SEE CITY OF ATLANTA SPECIFICATIONS FOR HOUSING
24. SEE CITY OF ATLANTA SPECIFICATIONS FOR INFRASTRUCTURE
25. SEE CITY OF ATLANTA SPECIFICATIONS FOR LAND USE
26. SEE CITY OF ATLANTA SPECIFICATIONS FOR PLANNING
27. SEE CITY OF ATLANTA SPECIFICATIONS FOR POLICE
28. SEE CITY OF ATLANTA SPECIFICATIONS FOR PUBLIC SAFETY
29. SEE CITY OF ATLANTA SPECIFICATIONS FOR PUBLIC UTILITIES
30. SEE CITY OF ATLANTA SPECIFICATIONS FOR RECREATION
31. SEE CITY OF ATLANTA SPECIFICATIONS FOR TRANSPORTATION
32. SEE CITY OF ATLANTA SPECIFICATIONS FOR UTILITIES
33. SEE CITY OF ATLANTA SPECIFICATIONS FOR WATER
34. SEE CITY OF ATLANTA SPECIFICATIONS FOR WASTE
35. SEE CITY OF ATLANTA SPECIFICATIONS FOR ZONING



# TIMMONS GROUP

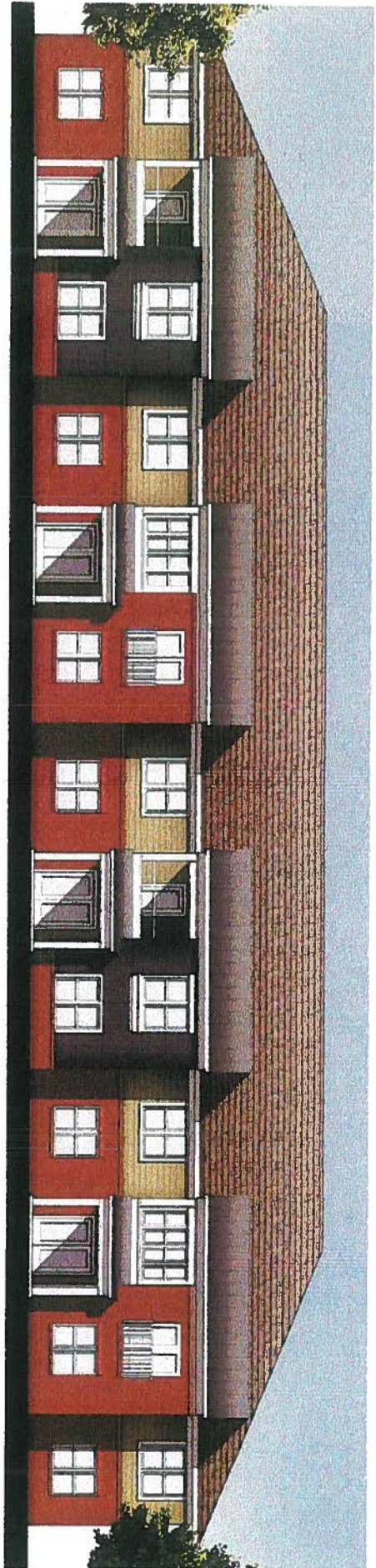
6140 HULL STREET ROAD  
CITY OF RICHMOND - VIRGINIA  
SITE PLAN LAYOUT

DATE: \_\_\_\_\_  
SCALE: 1/8" = 1'-0"

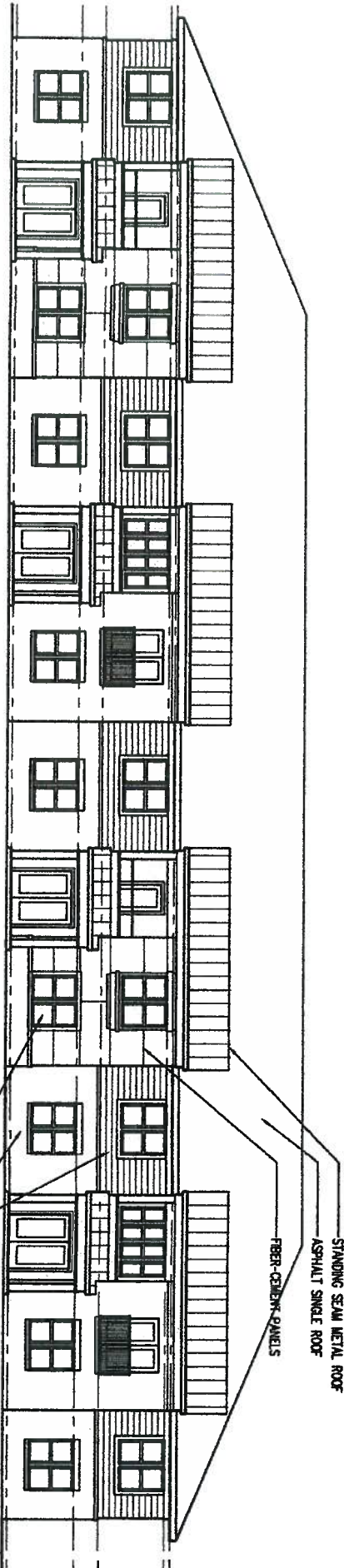
THIS DRAWING PREPARED BY THE  
CORPORATE ENGINEERS  
1011 BRIDGE AVENUE | RICHMOND, VA 23222  
505.894.2828 FAX 505.894.2128 www.corporate.com

YOUR VISION. ACHIEVED. THOROUGHLY DONE.

NO.	DATE	REVISION DESCRIPTION



**Building #1, Facing Hull Street Road: Rendering**



**Building #1, Facing Hull Street Road**  
9/28/15 - 1'-0"

- STANDING SEAM METAL ROOF
- ASPHALT SINGLE ROOF
- FIBER-CEMENT PANELS
- FIBER-CEMENT SIDING
- FACE BRICK
- INSULATED VINYL WINDOW

SCALE: 3/32" = 1'-0"  
0 4' 8' 16'



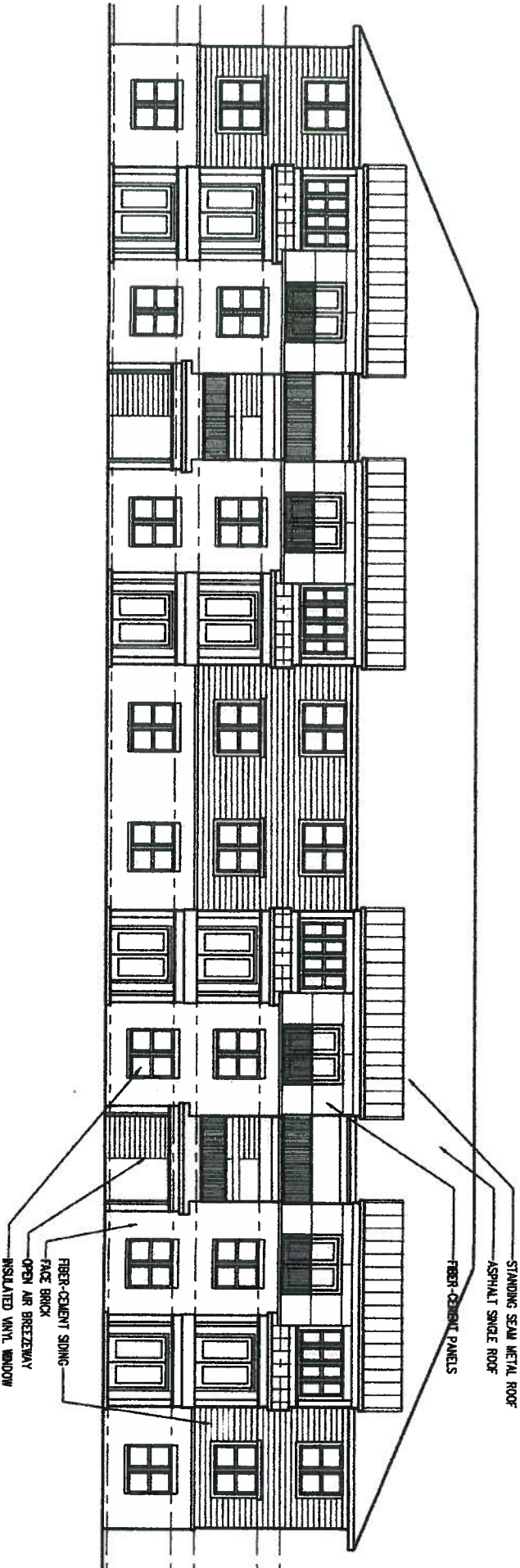
**CJMW**

ARCHITECTURE

6140 HULL STREET ROAD, RICHMOND, VA  
REA VENTURES GROUP, LLC

**3B**

1028.15



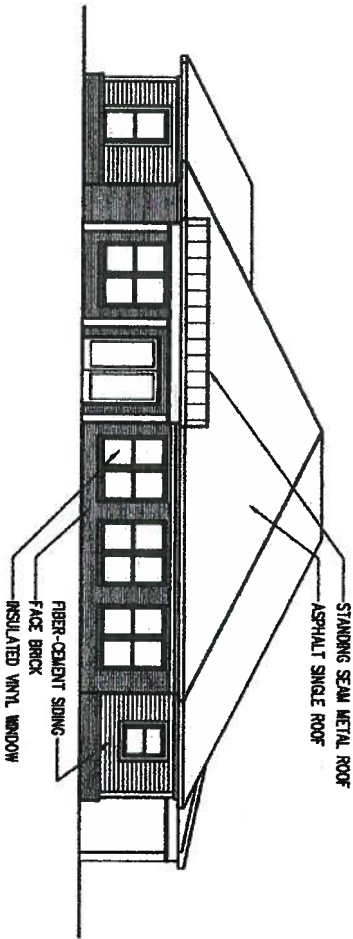
**Buildings #2, 3 and 4 Front Elevation**

3/32" = 1'-0"

SCALE 3/32" = 1'-0"  
0 4 8 16'

**CJM W**

ARCHITECTURE



**Clubhouse Front Elevation**

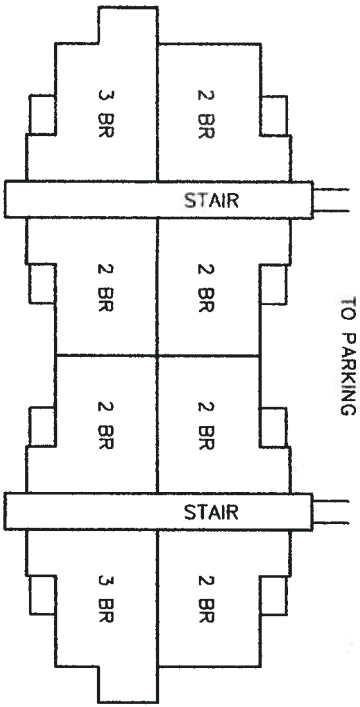
5/28" = 1'-0"



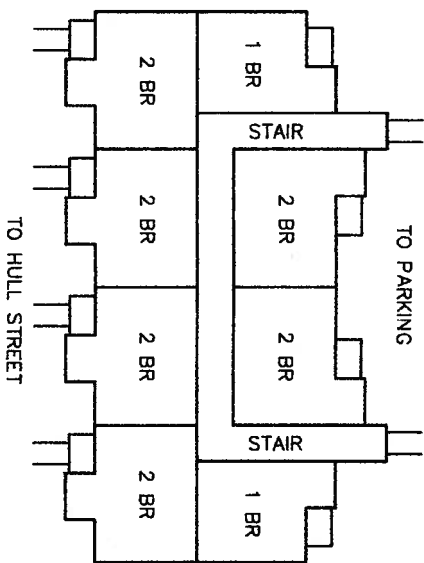
6140 HULL STREET ROAD, RICHMOND, VA  
REA VENTURES GROUP, LLC

**3C**

10.28.15



**Buildings #2, 3 and 4 Floor Plan - All Floors**  
 1/32" = 1'-0"



**Building #1 Floor Plan - All Floors**  
 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"  
 0 16' 32' 64'

**CJM W**

ARCHITECTURE

6140 HULL STREET ROAD, RICHMOND, VA  
 REA VENTURES GROUP, LLC

**3D**

10.23.15