

INTRODUCED: January 25, 2021

AN ORDINANCE No. 2021-018

To authorize the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, upon certain terms and conditions.

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Patron – Mayor Stoney (By Request), Vice President Robertson and President Newbille

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: FEB 22 2021      AT 6 P.M.

WHEREAS, the owner of the properties known as 5300 Rear Hull Street Road, which is situated in a R-48 Multifamily Residential District, and 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to 65 single-family attached dwellings, which use, among other things, is not currently allowed by section 30-408.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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

AYES:                      9                      NOES:                      0                      ABSTAIN: \_\_\_\_\_

ADOPTED:      FEB 22 2021      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not 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 (2020), 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 properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road and identified as Tax Parcel Nos. C007-0176/072, C007-0176/039, C007-0176/037, and C007-0176/033, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “A Plat Showing Three Parcels Totaling 7.116 Acres of Land West of Warwick Road and North of Hull Street, City of Richmond, Virginia,” prepared by Timmons Group, and dated September 23, 2020, 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 up to 65 single-family attached dwellings, substantially as shown on the plans entitled “Townhomes at Warwick Place III, 9<sup>th</sup> District - City of Richmond – Virginia,” prepared by Timmons Group, with sheet 1 dated December 21, 2020, sheet 2 dated October 7, 2020, sheet 3 dated October 7, 2020, and last revised January 15, 2021, and sheet L1.0 dated January 15, 2021, and “Townhomes at Warwick Place III, 5315 Warwick Road, Richmond Virginia, 23234,” prepared by Walter Parks, Architects, with sheets A.1 through A.3 dated October 6, 2020, and sheet A.5 dated October 19, 2020, hereinafter referred to, collectively, 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 Special Use of the Property shall be as up to 65 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than one parking space per dwelling shall be provided for the Special Use and may be provided through the use of driveways and on-street parking.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height 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 walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to 65 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 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 (2020), as amended, and all future amendments to such laws.

(e) 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 (2020), 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 (2020), 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 (2020), 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.

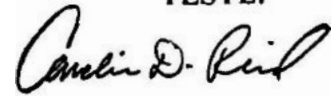
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Amber D. Reed".

**City Clerk**

2020-210

# City of Richmond

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

## Item Request

File Number: PRE.2020.436

### O & R Request

**DATE:** December 21, 2020

**EDITION:** 1

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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



**RE:** To authorize the special use of the properties known as 5300 Rear Hull Street, 5323 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, and 5315 Warwick Road for the purpose of up to 65 single-family attached dwelling units, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the properties known as 5300 Rear Hull Street, 5323 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, and 5315 Warwick Road for the purpose of up to 65 single-family attached dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct 65 single-family attached dwelling units on properties which are currently under current R-4 Single-Family and R-48 Multifamily Residential zoning. Such a use would not meet principal use and street frontage requirements. 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 February 16, 2021, meeting.

**BACKGROUND:** The subject properties consist of vacant parcels that are a combined 310,017 SF, or 7.1 acres. The property is a part of the Swanson neighborhood, with frontage on Warwick Road between Hodges Road and Hull Street Road.



The City's Richmond 300 Plan designates a future land use for the Warwick Road properties as Residential. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

The Plan designates a future land use for the 5300 Rear Hull Street property as Corridor Mixed-Use. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium-high-density, pedestrian and transit-oriented development. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses include Single-family houses, institutional, and government.

The subject property is within the general area of the Hull/Warwick Neighborhood Node. The Richmond 300 vision for this node is: "The Node at Hull Street and Warwick Road is currently developed with small, single-use commercial structures and strip commercial centers supporting drugstores, small markets and auto-related businesses. The surrounding residential neighborhoods are composed of a mix of housing stock including single-family homes, a large apartment complex, and a manufactured home park. In the future, this Node can serve as a strong entrance into the city and function as a town and family entertainment center with mixed-use developments to include residential units and neighborhood serving commercial uses. Future development should encourage high-quality design and an urban form with medium-scale buildings that are located closer to the street with parking located in the rear in shared lots. The intersection of Hull Street and Warwick Road should be anchored on each corner by mixed-use buildings that are designed to enhance the "nodal" feeling of the area. Housing options at varying affordability levels should be provided throughout the Node by supporting and improving the existing housing stock and encouraging the construction of new housing units. Creative open space opportunities should be considered including in the form of smaller pocket parks or plazas. Pedestrian safety improvements including adequate sidewalks and lighting should be prioritized to improve the pedestrian experience."

**FISCAL IMPACT / COST:** The Department of 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 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 25, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** February 22, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 16, 2021

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

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

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

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

**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  
<http://www.richmond.gov>

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 5315 and 5323 Warwick & 5300 Rear Hull Street Date October 23, 2020  
Tax Map #: C-7-175-37, 33 and 72 Fee \$ 2400  
Total area of affected site in acres 7.115

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

**Zoning**

Current Zoning R-4 and R-4B

Existing Use Vacant Land

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
65 attached single-family townhome dwellings on separate lots

Existing Use Vacant Land

Is this property subject to any previous land use cases?

Yes ☒ No ☐ If Yes, please list the Ordinance Number: 1973-166-173, 1978-094-91, 1979-091-88 and 1980-120-97

**Applicant/Contact Person:** R. Robert Benaicha

Company: Hirschler

Mailing Address: P.O. Box 500

City: Richmond

State: VA Zip Code: 23218

Telephone: (804) 771-1951

Fax: (804) 644-0951

Email: rbenaicha@hirschlerlaw.com

**Property Owner:** New Warwick Townhomes 3 LLC

If Business Entity, name and title of authorized signee: Junior Burr, Manager

(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: 204 Rivers Bend Blvd., Suite A

City: Chester

State: VA Zip Code: 23836

Telephone: (804) 530-2101

Fax: ( )

Email: info@cbury.net

Property Owner Signature: Merald Burr

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 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

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: 5311 Warwick Road

Date: January 19, 2021

Tax Map #: C0070176039

Fee: Paid with SUP app. for TMs C-7-173-33, -37 & -72

Total area of affected site in acres: 0.482 ac (this parcel); 7.598 (including other parcels)

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

**Zoning**

Current Zoning: R-4

Existing Use: Single-family dwelling

**Proposed Use**

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

Community facilities in connection with 65 attached single-family townhouse dwellings on separate lots pursuant to previous application

Existing Use: single-family dwelling

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** R. Robert Benaicha

Company: Hirschler

Mailing Address: P.O. Box 500

City: Richmond

State: VA

Zip Code: 23218

Telephone: (804) 771-8512

Fax: (804) 464-4085

Email: rbenacha@hirschlerlaw.com

**Property Owner:** New Warwick Townhomes 3 LLC

If Business Entity, name and title of authorized signee: Junior Burr, Manager

(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: 501 Commerce Road

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 530-2109

Fax: ( )

Email: info@cbury.net

**Property Owner Signature:** Junior Burr Jr

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)



Susan S. Smith  
Paralegal  
D 804 771 9520  
ssmith@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com  
2100 East Cary Street | Richmond, VA 23222  
P 804 771 9500 | F 804 644 0957

October 28, 2020

**BY EMAIL AND UPS : DCDLanduseadmin@richmondgov.com**

Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall  
900 East Broad Street  
Richmond, VA 23219  
804.646.6304

RE: Special Use Permit for 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road  
Map Reference Nos: C007-0176-037, C007-0176-033 and C007-0176-0072  
City of Richmond, Virginia (the "Property").

Dear Sir or Madam:

We represent the owner of the Property referenced above. In connection with the development of the property, the owner would like to apply for a special use permit to develop sixty five (65) attached single-family townhouse dwellings on separate lots.

To that end, please find enclosed the following application items:

1. Application form;
2. Application fee in the amount of \$2,400.00;
3. Applicant's report;
4. Hard copies of the plans and survey.

Electronic versions of the same have been emailed to the address above.

If you have any questions or need anything further, please let me know.

Sincerely,

Susan S. Smith  
Paralegal

/sss  
Enclosures

cc: R. Robert Benaicha, Esq.	(via email)
Brian K. Jackson, Esq.	(via email)
Junior Burr	(via email)
Lee Manheim	(via email)

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## **Special Use Permit Applicant's Report**

**5315 and 5323 Warwick Road, Richmond, VA 23235  
5300 Rear Hull Street Road, Richmond, VA 23234  
Tax Map Nos. C007-0176/037, C007-0176/033 and C007-0176/072**

### **INTRODUCTION**

The applicant, New Warwick Townhomes 3, LLC (the "Applicant"), is the owner of approximately 7.116 acres of land located at 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road (the "Property"). The Property is in South Richmond just west of the intersection of Warwick Road and Hull Street Road, in the City's 9<sup>th</sup> Council District.

Applicant plans to use the Property to develop sixty-five (65) attached single-family townhouse dwellings on separate lots (the "Project"). The Applicant's vision for the Subject Property and the area known as "New Warwick Place," is a small residential development that will provide both young families and retirees in the South Richmond community with much-needed new, easy to maintain single-family homes at attainable prices. In addition, this development would preserve approximately 1 acre of land as wooded open space for both Project residents and neighbors to enjoy. Applicant is an affiliate of the developer of the very similar and highly successful Townhomes at Warwick Place development (see Ord. Nos. 2016-296 and 2008-170-188), and the Project's architecture and design would be virtually identical to that development. That project was rezoned with a Special Use Permit substantially similar to this SUP Application.

### **PROPOSED USE AND SPECIAL USE PERMIT REQUEST**

The Property is partially zoned R-4 Single-Family Residential District, and partially zoned R-48 Multifamily Residential District. Single-family dwellings are permitted by-right in both the R-4 District and the R-48 District. Applicant is requesting a Special Use Permit ("SUP") to allow the development of sixty-five (65) single-family dwellings on the Property as depicted in the attached drawing titled "Townhomes at Warwick Place III Preliminary Plan", dated October 7, 2020 and prepared by Timmons Group (the "Preliminary Plan"). Based on the Property's total size of 7.116 acres, this would result in a density of 9.13 dwelling units per acre.

As shown on the Preliminary Plan and on the Project's elevations and floor plans attached hereto and entitled "Townhomes at Warwick Place III SUP Set", dated October 6, 2020, and prepared by Walter Parks Architects (the "Architectural Plans"), the Project's lots would each be no less than 1,500 square feet in area and not less than 20 feet wide.

As shown in the Architectural Plans, each dwelling will be no less than 20 feet wide and will contain a minimum of 1,350 square feet of floor area. No dwelling will exceed 35 feet in height. As shown in the Preliminary Plan, no more than four dwellings will be attached in a series.

Of the Project's 65 residences, approximately 25 will have private driveways. All driveways will be paved with an all-weather, dust-free surface.

## **EXISTING PROPERTY AND SURROUNDING AREA**

The Property is located in the Swanson neighborhood of South Richmond near the intersection of Warwick and Hull Street Roads. The area has experienced sluggish growth of late, with the most recent large addition to the neighborhood being the 1998 construction of the Walgreens Pharmacy at the corner of Warwick and Hull. The Property is convenient to big regional employers like Philip Morris, Dupont and the McGuire VA Hospital, which will support commercial development in the area.

The Property comprises three parcels:

The first (5315 Warwick Road) is a narrow parcel extending south from Warwick Road. This parcel would be used for the Project's access drive. South of the first parcel lies the second parcel (5323 Warwick Road), on which most of the dwellings to be developed pursuant to the SUP would lie. It's southeast border abuts the western edge of the Meadow Creek Apartments on Hull Street Road. The first two parcels are both zoned R-4. The third parcel (5300 Rear Hull Street Road) extends east of the second parcel and its southern boundary abuts the northern edge of the Meadow Creek Apartments. This parcel is zoned R-48.

## **THE MASTER PLAN/ RICHMOND 300 PLAN**

The Property is located in the Midlothian Planning District. The City of Richmond's Master Plan designates the Property's future use as "Single-Family (Low-Density)", a designation which carries a suggested density of up to 7 dwelling units per acre.

The Richmond 300 plan indicates much greater density for the Property and the surrounding area. The Richmond 300 plan designates the intersection of Hull Street Road and Warwick Road as a "Neighborhood Node" with "medium" growth potential. The Richmond 300 plan calls for this area to provide in the future "housing options at various affordability levels" through "encouraging the construction of new housing units". In line with this goal, the Richmond 300 plan indicates a designated future use of "Corridor Mixed-Use" for parcels in the immediate vicinity of the Hull/Warwick intersection. A portion of the Property bears this future use designation; the remainder is designated as "Residential". The "Corridor Mixed-Use" designation calls for densities of 2 to 8 stories, with mixed-use being a primary use and single-family attached dwellings, like the Project, being a secondary use. In addition, the Richmond 300 plan calls for developing open space in the area.

## **PROPOSED USE**

The Property's R-4 and R-48 zoning permits single-family dwelling uses by-right. The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The proposed density of just over 9 dwelling units per acre is in line with the Property's "Residential" and "Corridor Mixed-Use" future use designations in the Richmond 300 plan, which prescribes densities of between 2 and 10 dwelling units per acre. The Project wraps around the neighboring Meadow Creek Apartments multifamily development, and



would serve as a natural transition from more traditional single-family housing to the west to both Meadow Creek and the additional higher-density Corridor Mixed-Use projects to come in the future along Hull Street Road to the east. The Project's single-family attached format is in line with the Richmond 300 plan for the area. The Project would provide dozens of new, high-quality houses at attainable market prices, together with integrated open space in line with the Richmond 300 plan. The Project directly addresses and is consistent with the Richmond 300 plan goals.

Utilities are available onsite. Stormwater will be controlled by on-site stormwater management, which may consist of pervious pavement, underground detention or a small pond, as noted on the Preliminary Plan, or equally permitted device.

The Project is projected to generate approximately 500-600 additional vehicle trips per day, an amount that should be easily absorbed by the surrounding road network. Even this amount of additional traffic will be further alleviated by the Property's close proximity to two GRTC transit routes at the Hull/Warwick intersection.

#### **SUITABILITY OF REZONING and FINDINGS OF FACT**

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

*The proposed SUP will:*

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The proposed development will provide the opportunity for needed housing stock, provide the community with conveniently-located, attainable starter or retirement homes and preserve open space. These residences will enhance the community's safety, health, morals and general welfare.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The addition of 65 new residences should have a negligible impact on traffic in the area and conveniently-located GRTC transit routes will mitigate any additional burden.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT tend to overcrowding of land and cause an undue concentration of population.*

The Project's proposed density is well within the limits proposed in the Richmond 300 plan for the Property's "Residential" and "Corridor Mixed-Use" future land use designations.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above referenced City services will not be adversely affected by the construction of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities. Additionally, the development is likely to attract residents of diverse backgrounds and age groups so as not to adversely impact area schools, parks, playgrounds, water supplies, sewage and storm water systems, transportation or other governmental service.

- *NOT interfere with adequate light and air.*

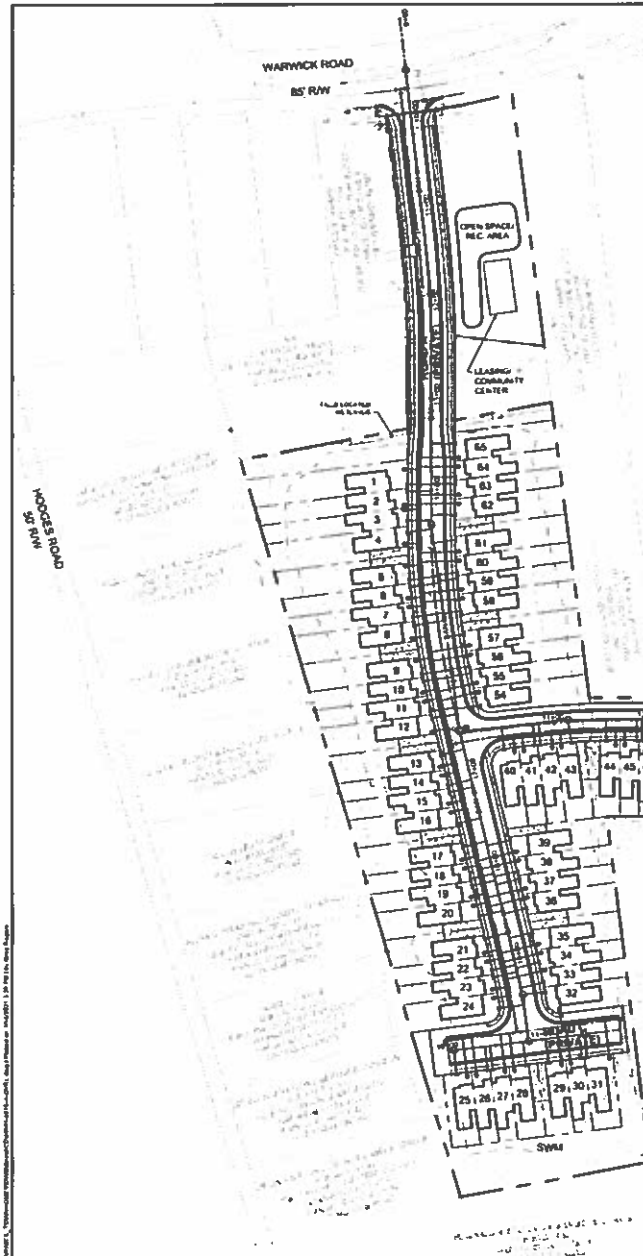
The proposed development area is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

#### COMMUNITY SUPPORT FOR REZONING

The Applicant has provided the SUP application materials to the Greater Woodstock Area Civic Association and to Councilman Michael Jones. After following up with the association and community members, the Applicant expects to provide letters of support for the Special Use Permit.

#### CONCLUSION

Future development on the Property will increase revenue to the City of Richmond in the form of an expanded real estate tax base, construction revenue, bringing jobs to the area, as well as bringing more consumers to the area. It will be a highly visible symbol of revitalization in South Richmond contributing to the area's future transformation and thereby further the City's aspirations for this neighborhood.



THE PROPOSED BOUNDARY OF THE TOWNHOME SITE IS A COMBINATION OF FOUR SEPARATE PARCELS. PARCEL INFORMATION IS AS FOLLOWS:

PARCEL "A" (36 PARCELS) 1.763 ACRES  
OWNER: NEW HAMPSHIRE TOWNHOMES 3 LLC  
ADDRESS: 538 HULL STREET ROAD  
PARCEL ID: 0057917627  
INSTRUMENT: 200501166

PARCEL "B" (36 PARCELS) 0.872 ACRES  
OWNER: NEW HAMPSHIRE TOWNHOMES 3 LLC  
ADDRESS: 532 HULL STREET ROAD  
PARCEL ID: 0057917631  
INSTRUMENT: 200501166

PARCEL "C" (36 PARCELS) 0.391 ACRES  
OWNER: NEW HAMPSHIRE TOWNHOMES 3 LLC  
ADDRESS: 531 HULL STREET ROAD  
PARCEL ID: 0057917632  
INSTRUMENT: 200501166

PARCEL "D" (36 PARCELS) 0.143 ACRES  
OWNER: NEW HAMPSHIRE TOWNHOMES 3 LLC  
ADDRESS: 531 HULL STREET ROAD  
PARCEL ID: 0057917633  
INSTRUMENT: 200501166

TOTAL: 1.179 ACRES

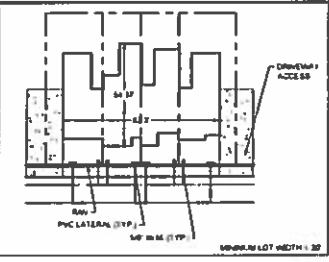
**PARKING COUNT**

REQUIRED PARKING SPACES: 15.4 = 16 UNITS = 16

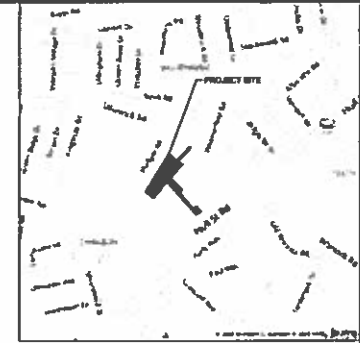
DRIVEWAY SPACES PROVIDED: 16

ON-STREET SPACES PROVIDED: 13

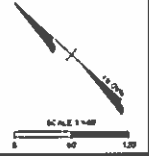
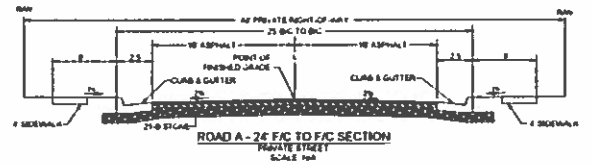
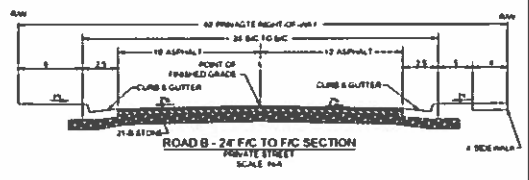
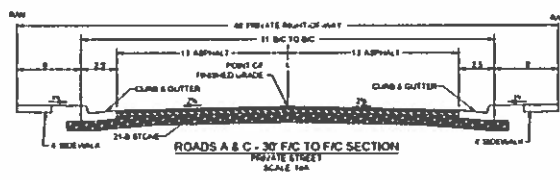
TOTALS PARKING PROVIDED: 123



**TYPICAL LOT LAYOUT**  
SCALE: 1" = 30"



**VICINITY MAP**  
SCALE: 1" = 1000"



**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

DATE	REVISION DESCRIPTION
12/2/2020	1. INITIAL DESIGN
12/2/2020	2. REVISIONS
12/2/2020	3. REVISIONS
12/2/2020	4. REVISIONS
12/2/2020	5. REVISIONS
12/2/2020	6. REVISIONS
12/2/2020	7. REVISIONS
12/2/2020	8. REVISIONS
12/2/2020	9. REVISIONS
12/2/2020	10. REVISIONS

YOUR DESIGN APPROVED THROUGH DPT

DATE: 12/2/2020  
DRAWN BY: J. J. J.  
CHECKED BY: G. ROBERTS  
APPROVED BY: A. CAMPBELL

**TOWNHOMES AT WARWICK PLACE III**  
8TH DISTRICT - CITY OF RICHMOND - VIRGINIA  
PRELIMINARY PLAN

JOB NO: 46597  
SHEET NO: 1 OF 3

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

THIS DRAWING APPEARS IN THE  
ESTIMATE OFFER  
SUBMITTED BY  
TIMMONS GROUP, INC.  
ON 04/15/2014 FOR THE  
PROJECT  
TOWNHOMES AT WARWICK PLACE III

DATE  
1/15/2014  
BY  
JLC/EL

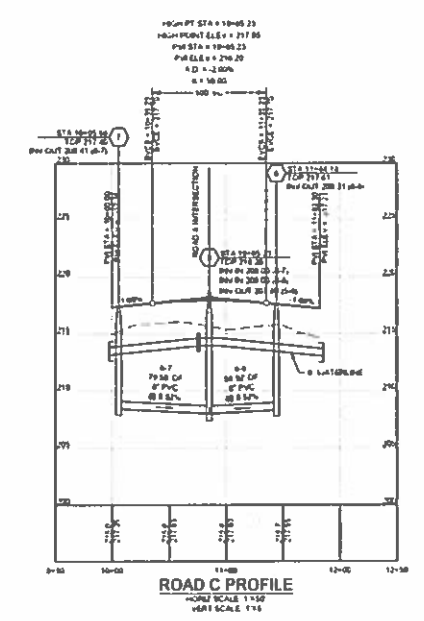
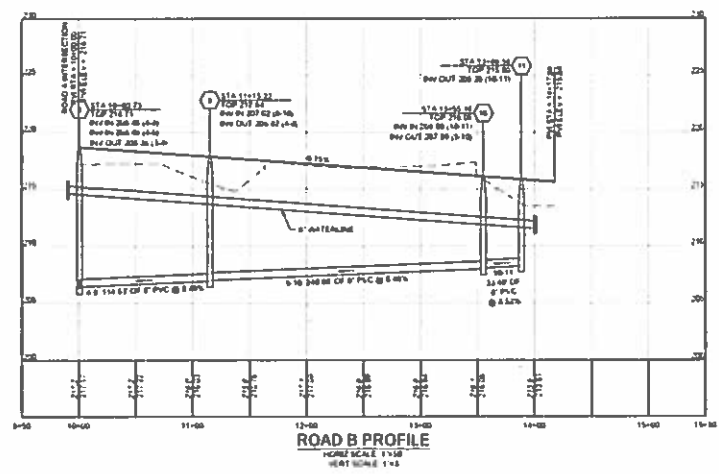
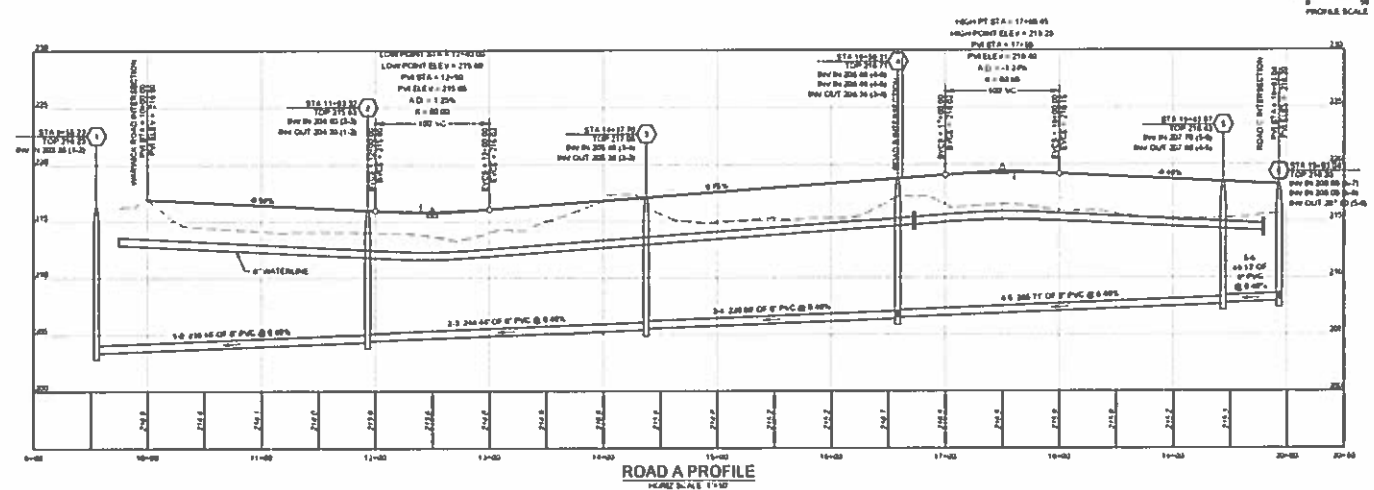
DESIGNED BY  
G. ROGERS  
CHECKED BY  
A. LAMORELLO  
SCALE  
H 1" = 5'  
V 1" = 5'

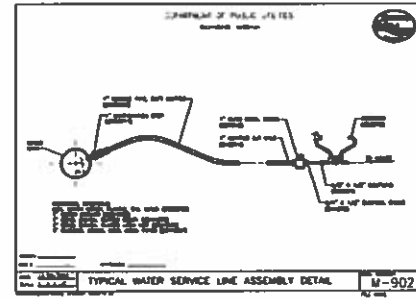
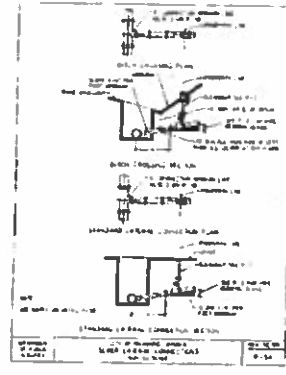
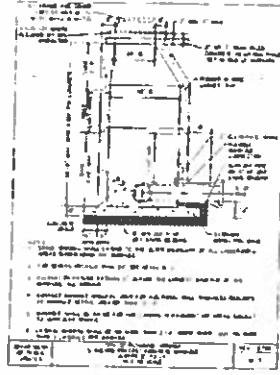
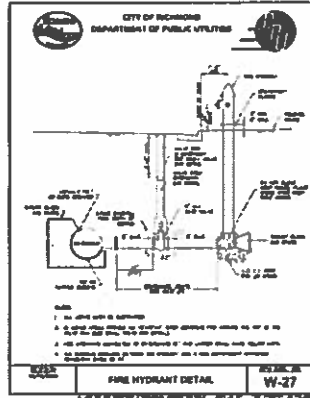
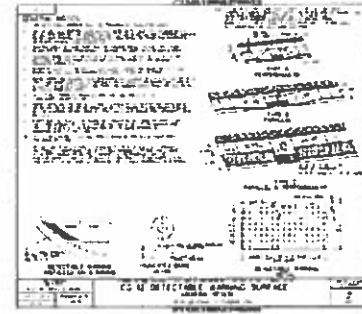
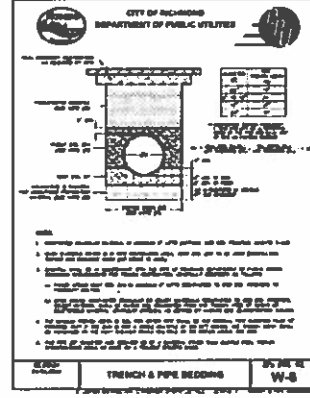
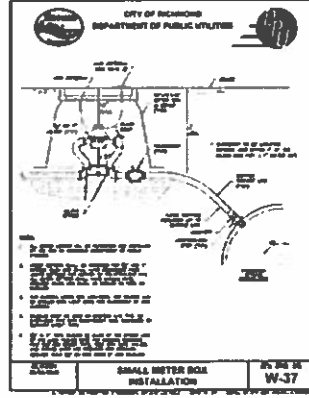
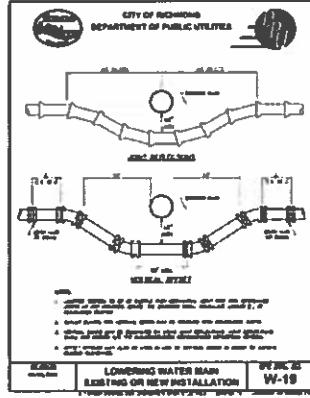
**TOWNHOMES AT WARWICK PLACE III**  
ST. LOUIS, MISSOURI  
**ROAD PROFILES**

46597  
2 OF 3

--- EXISTING GROUND  
--- PROPOSED GRADE

PROFILE SCALE  
1" = 5'





**TIMMONS GROUP**

TOWNHOMES AT WARWICK PLACE III  
8TH DISTRICT - CITY OF RICHMOND - VIRGINIA

46597  
3 OF 3

**PRELIMINARY**  
DO NOT FOR CONSTRUCTION

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DATE: 10/1/2010  
DRAWN BY: J. ROBERTS  
CHECKED BY: A. CAMPBELL  
SCALE: N/A



\_\_\_\_\_

[illegible]

46597  
11.0

### Townhomes at Warwick Place III

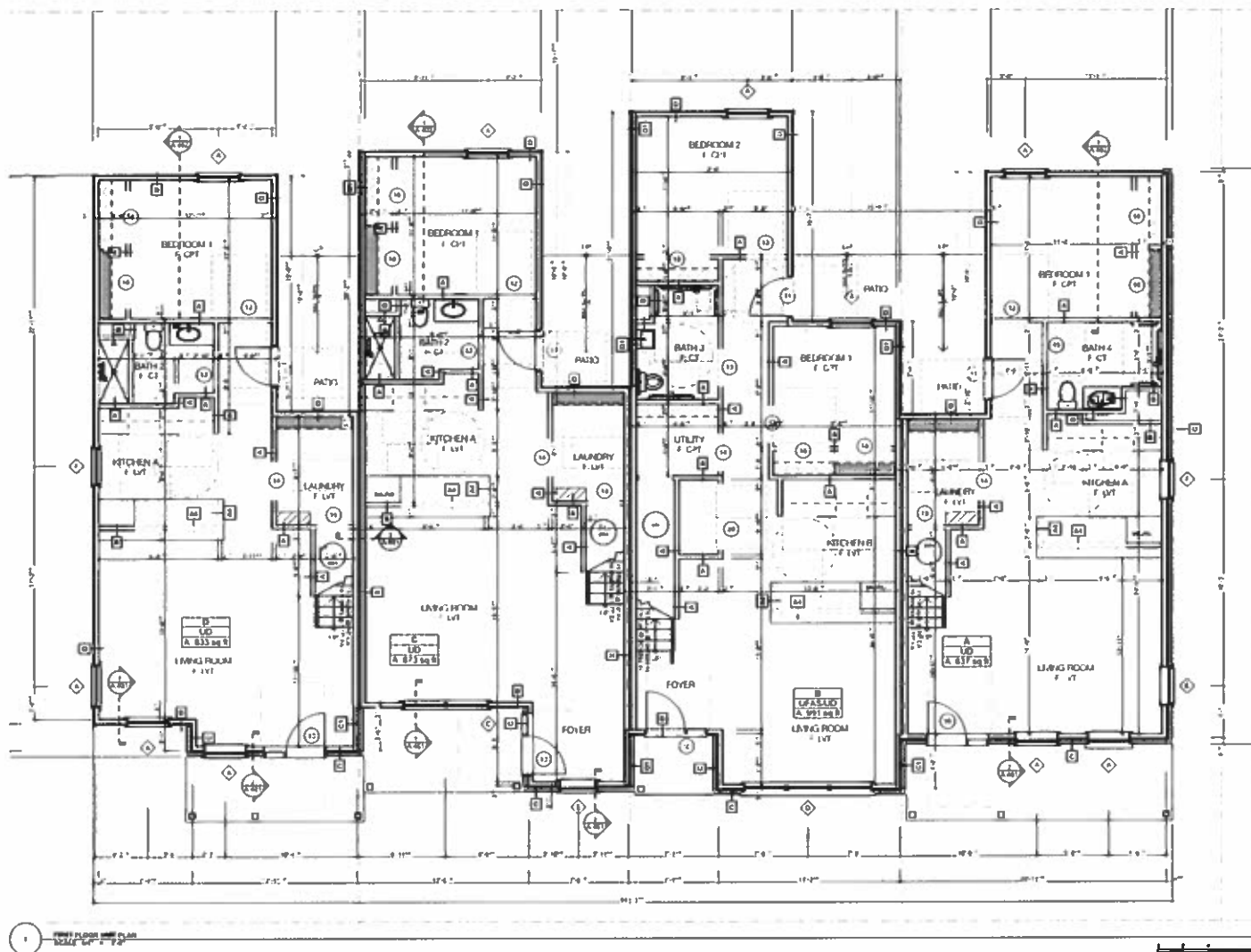
**WETZEL Publishing International**  
**PO BOX 908607**

1000

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### TYPICAL FIRST FLOOR PLANS

### A.1

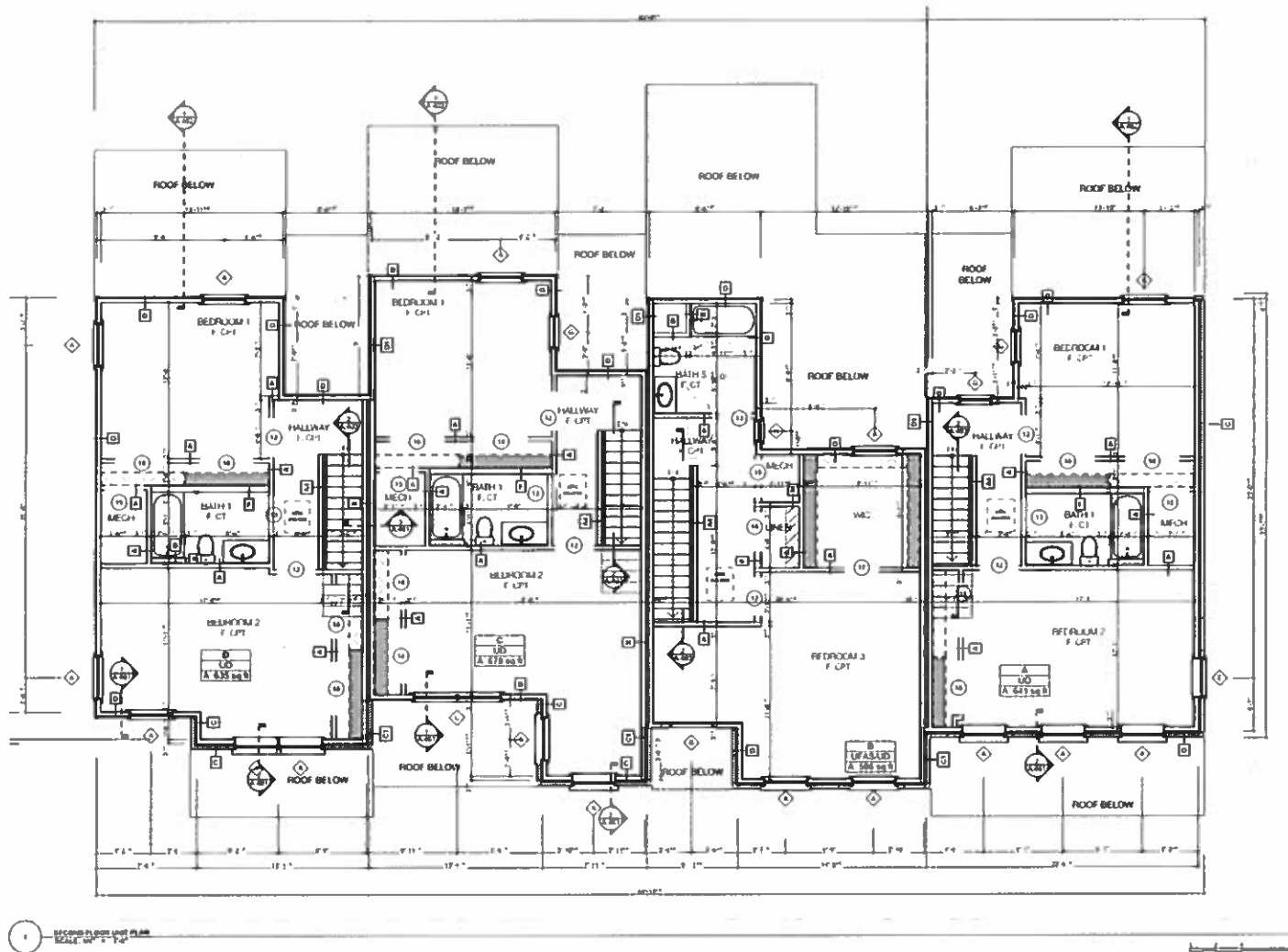


ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE



walter PARKS

312 N. Adams Street  
Richmond, Virginia 23220  
1-800-666-6761  
www.walterparks.com



# Townhomes at Warwick Place III

312 N. Adams Street  
Richmond, Virginia 23220  
1-800-666-6761  
www.walterparks.com

REVISION	DATE
1	01/10/00
2	02/10/00
3	03/10/00
4	04/10/00
5	05/10/00
6	06/10/00
7	07/10/00
8	08/10/00
9	09/10/00
10	10/10/00
11	11/10/00
12	12/10/00

TYPICAL SECOND FLOOR PLANS

A.2

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE





**walter PARKS**

ARCHITECTS

1130 ADAMS STREET  
REVEREND, VERMONT 05230  
T 802.244.1733  
wparks.com

11/17/2018

**Townhomes at Warwick Place III**

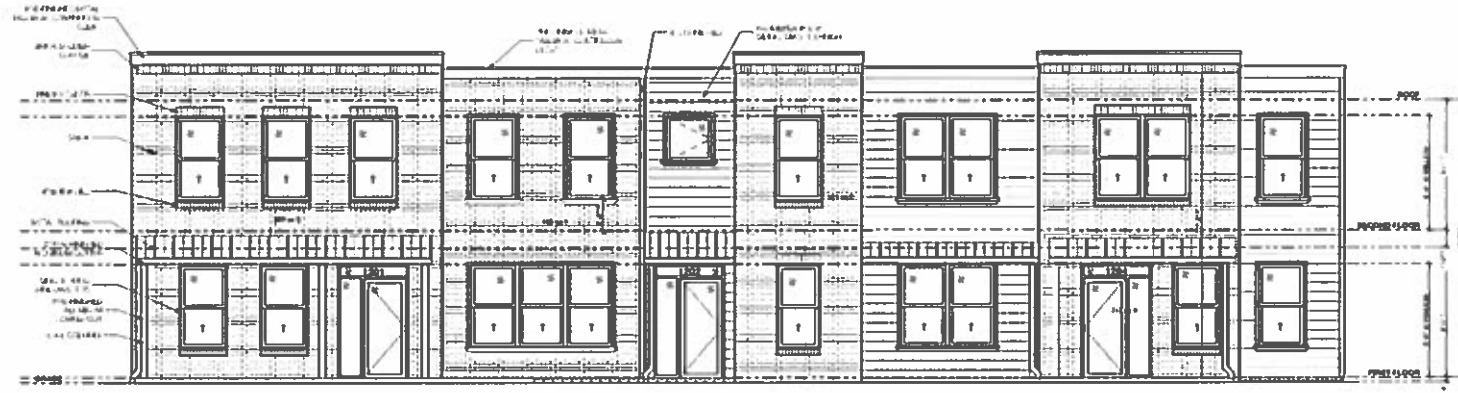
0.11.18  
Revised: Verge 2224  
SHP 001

REVISIONS	
DATE	DATE
PROJECT #	DATE

ELEVATIONS  
**A.3**



1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



**walter PARKS**  
ARCHITECTS  
313 N. ADAMS STREET  
BETHESDA, VIRGINIA 22204  
P 301-444-4701  
F 301-444-4703  
WWW.WPARCH.COM



**Townhomes at Warwick Place III**

5315 Warwick Road  
Rockwood, Virginia 22254  
JWP/MT

REVISION	
1.00	DATE
PROJECT #	20-02
ISSUE DATE	10-10-20

ELEVATIONS  
**A.5**



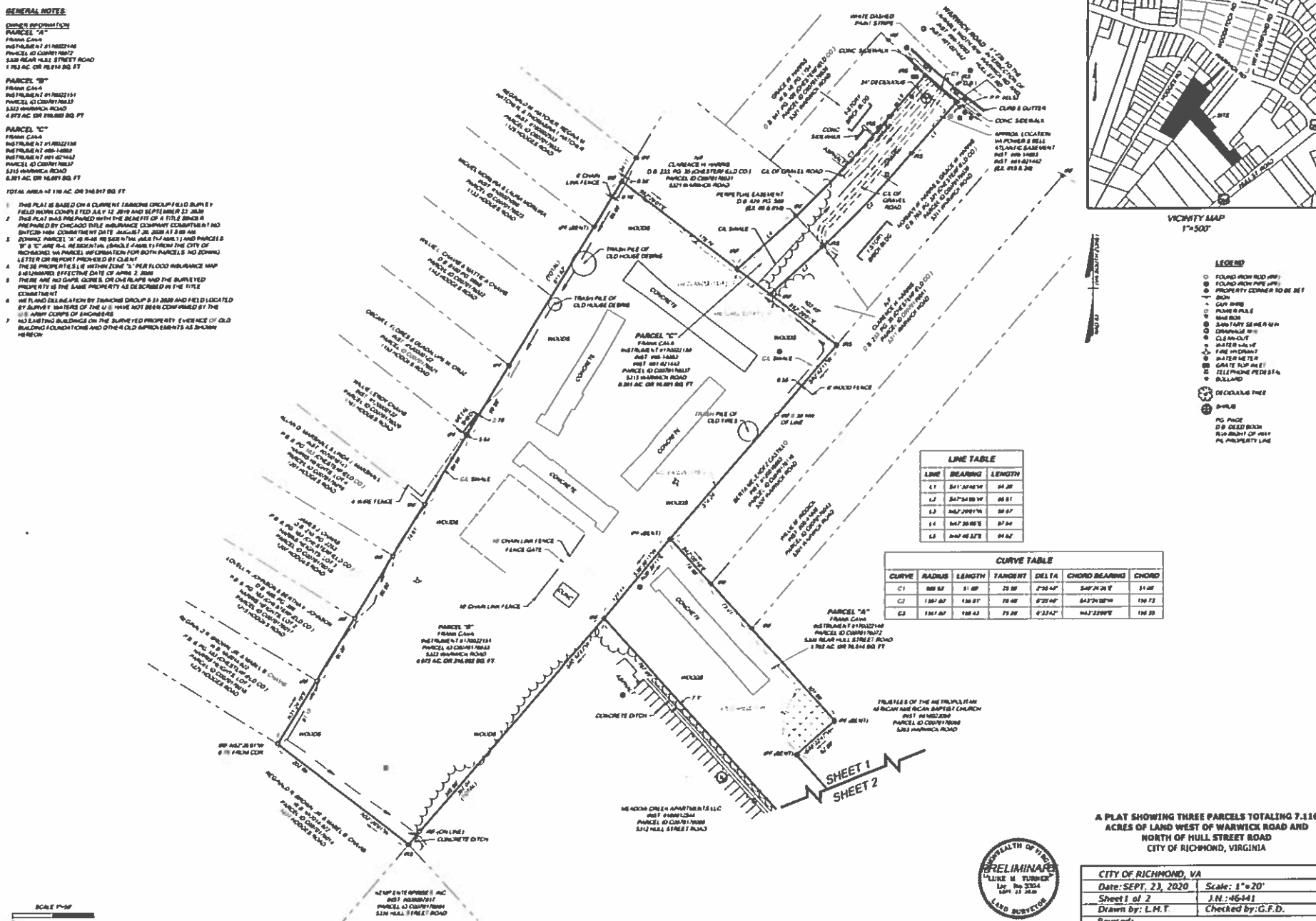
1 FRONT ELEVATION  
SCALE 1/8"

**PARCELS "A"**  
FRANCO CASH  
SHE FRM 1/16/17 21 700221148  
SHE FRM 1/16/17 21 700221150  
2.333 ACRES N.E. 1/4 SECTION 10  
1703 AC. SEC 10 T16N R14W SQ. 27

**PARCELS "B"**  
FRANCO CASH  
SHE FRM 1/16/17 21 700221151  
SHE FRM 1/16/17 21 700221152  
2.322 ACRES N.E. 1/4  
4.673 AC. SEC 10 T16N R14W SQ. 27

**PARCELS "C"**  
FRANCO CASH  
SHE FRM 1/16/17 21 700221153  
SHE FRM 1/16/17 21 700221154  
SHE FRM 1/16/17 21 700221155  
2.322 ACRES N.E. 1/4  
4.673 AC. SEC 10 T16N R14W SQ. 27

- [illegible]



LINE	BEARING	LENGTH
1	S 41° 30' 00" W	66.28
2	S 47° 34' 00" W	60.81
3	N 62° 30' 00" E	50.47
4	N 67° 30' 00" E	67.80
5	N 62° 30' 00" E	66.40

CURVE	RADIUS	LENGTH	TARGET	DELTA	CHORD BEARING	CHORD
C1	888.87	51.69	25.59	73.64°	S49°24'30"E	51.69
C2	1367.67	136.87	73.45	67.25°	S43°24'30"W	136.73
C3	1367.67	136.87	73.26	67.23°	N43°23'00"E	136.50

**A PLAT SHOWING THREE PARCELS TOTALING 7.11  
ACRES OF LAND WEST OF WARWICK ROAD AND  
NORTH OF HULL STREET ROAD  
CITY OF RICHMOND, VIRGINIA**

CITY OF RICHMOND, VA	
Date: SEPT. 23, 2020	Scale: 1"=20'
Sheet 1 of 2	J.N.: 46-41
Drawn by: L.M.T	Checked by: G.F.D.

**TIMMONS GROUP** 

