



Application for **REZONING/CONDITIONAL REZONING**

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/>

**Project Name/Location**

Project Name: CITY VIEW LANDING (FORMER REYNOLDS SOUTH PLANT) Date: 1/25/2016

Property Address: SEE ATTACHED EXHIBIT A Tax Map #: SEE ATTACHED EX. A

Fee: \$ 2,000.00 Total area of affected site in acres: 5.007 ACRES  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: B-7

Existing Use: VACANT LAND

Is this property subject to any previous land use cases?  
 Yes  No

If Yes, please list the Ordinance Number:

2010-48-58

**Proposed Zoning/Conditional Zoning**

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

B-5 : MIXED - USE

**Applicant/Contact Person:** ANDREW B. WILTSHIRE

Company: CBD DEVELOPMENT, LLC C/O THALHIMER REALTY PARTNERS, INC.

Mailing Address: 1100 WEST BROAD ST.

City: GLEN ALLEN

State: VA Zip Code: 23060

Telephone: (804) 697-3554

Fax: (804) 697-3565

Email: DREW.WILTSHIRE@THALHIMER.COM

**Property Owner:** CBD DEVELOPMENT, LLC

If Business Entity, name and title of authorized signee: MATTHEW J. RAGGI

(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: SAME AS ABOVE

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (804) 344-7156

Fax: (804) 697-3565

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.**)

City View Landing (Former Reynolds South Plant) Rezoning Application

Exhibit A

Property Addresses: 423 Hull St., 501 Hull St., 490 Bainbridge St., 505 Hull St., 500 Bainbridge St., 521 Hull St., 601 Hull St., 609 Hull St., 20 W. 6<sup>th</sup>. St., 600 Bainbridge St.

Tax Map Numbers: S0000054001, S0000055020, S0000055005, S0000055009, S0000055001, S0000055018, S0000056010, S0000056008, S0000056001, S0000056009

Hull Street Portion of City View Landing (Former Reynolds South Plant)

Parcel ID Numbers: S0000054001, S0000055020, S0000055005, S0000055009, S0000055001, S0000055018, S0000056010, S0000056008, S0000056001, S0000056009

Intended Rezoning from B-7 to B-5

Applicant's Report – CBD Development, LLC

On behalf of CBD Development, LLC this applicant's report is to support the rezoning application dated January 25, 2016 for the above referenced properties. It is our intent to rezone the property from B-7 to B-5, which will allow for the planned mixed-use development along with associated parking supporting these uses. In total the properties encompass just over 5 acres and are generally situated along Hull Street between 4<sup>th</sup> and 7<sup>th</sup> Streets in the Manchester District of Richmond. A rezoning of the property from B-7 to B-5 will allow for a reduction in the parking requirements associated with the planned development, which ultimately will lead to more dense building development on the land in favor of surface parking.

The proposed development plan is consistent with the recommendations of the Richmond Downtown Plan and the Manchester Industrial Area for the following reasons:

- The properties are designated as part of the Urban Center Area, which is designed to be characterized by higher density, mixed-use development along fine-grained street networks;
- The proposed infill buildings will replace existing vacant land and be oriented with minimal setbacks off of Hull Street with similar massing and architectural elements as neighboring properties;
- The proposed development will continue the recent revitalization of the Manchester Industrial District and add much needed retail amenities to the neighborhood.

We appreciate the staff's support for this proposed rezoning as stated in a letter from Lory Markham, Principal Planner, dated January 22, 2016 and also attached to this application. During the review of this application, please feel free to contact me at 804-344-7156 to discuss any details related to the development plan.

Regards,



Matthew J. Raggi, Manager

CBD Development, LLC



