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August 13, 2021

By Email Only

Mr. Matthew Ebinger
Secretary to the Planning Commission
City of Richmond
Matthew.Ebinger@richmondgov.com

Dear Mr. Ebinger:

As you know, this firm represents Breeden Investment Properties, Inc. (“Breeden”). Encouraged by the vision of Richmond 300 Master Plan (“Richmond 300”) and the City’s July 2021 rezoning of large portions of the Greater Scott’s Addition Neighborhood (the “Greater Scott’s Addition Rezoning”), Breeden seeks to develop a \$53,000,000, 7-story mixed-use development on Hermitage Road (the “Project”). The Project is expected to bring to the neighborhood approximately 150 dwelling units and office space for approximately 120 full-time workers. In addition, construction of the Project is anticipated to employ approximately 272 construction workers.

By rezoning much of the neighborhood to TOD-1 Transit-Oriented Nodal District (“TOD-1”) and B-7 Mixed-Use Business District (“B-7”), the Greater Scott’s Addition Rezoning brought the area’s zoning categories into alignment with the Future Land Use Plan in Richmond 300. The Greater Scott’s Addition Rezoning is anticipated to spur additional investment and redevelopment in the neighborhood and enable the area to capitalize on the nascent growth it has recently experienced.

To support the Project the City intends to sell to Breeden the 0.176-acre portion of City Parcel No. N0001292004 shown and described as “ADDITIONAL PROPERTY AREA” on the attached map (the “Small Area”). This small tract of land adjoins Parcel No. N0001292002, which Breeden has contracted to purchase for the Project (the “Cobb Lumber Parcel”). The Ambulance Authority has approved the sale of the Small Area.

Breeden asks that the Planning Commission enact a Resolution of Intent to make a minor adjustment to the Greater Scott’s Addition Rezoning in order to support the Project. This minor adjustment would simply rezone the Small Area to TOD-1 to match the zoning category established for the Cobb Lumber Parcel in the Greater Scott’s Addition Rezoning. It is expected that both the rezoning ordinance and the ordinance approving the Small Area sale to Breeden would be heard by City Council at the same meeting, with City Council acting on the ordinance approving the sale first.

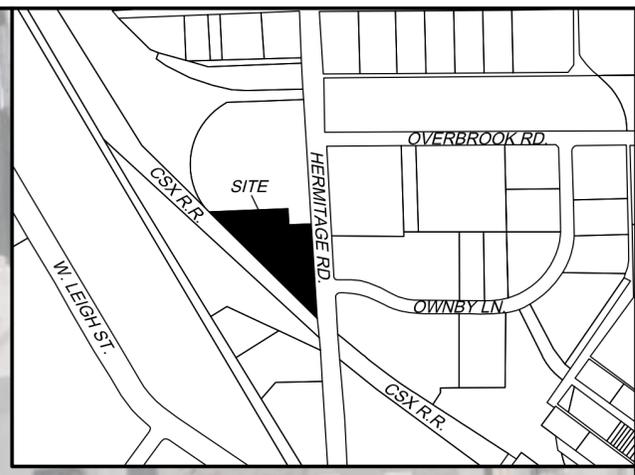
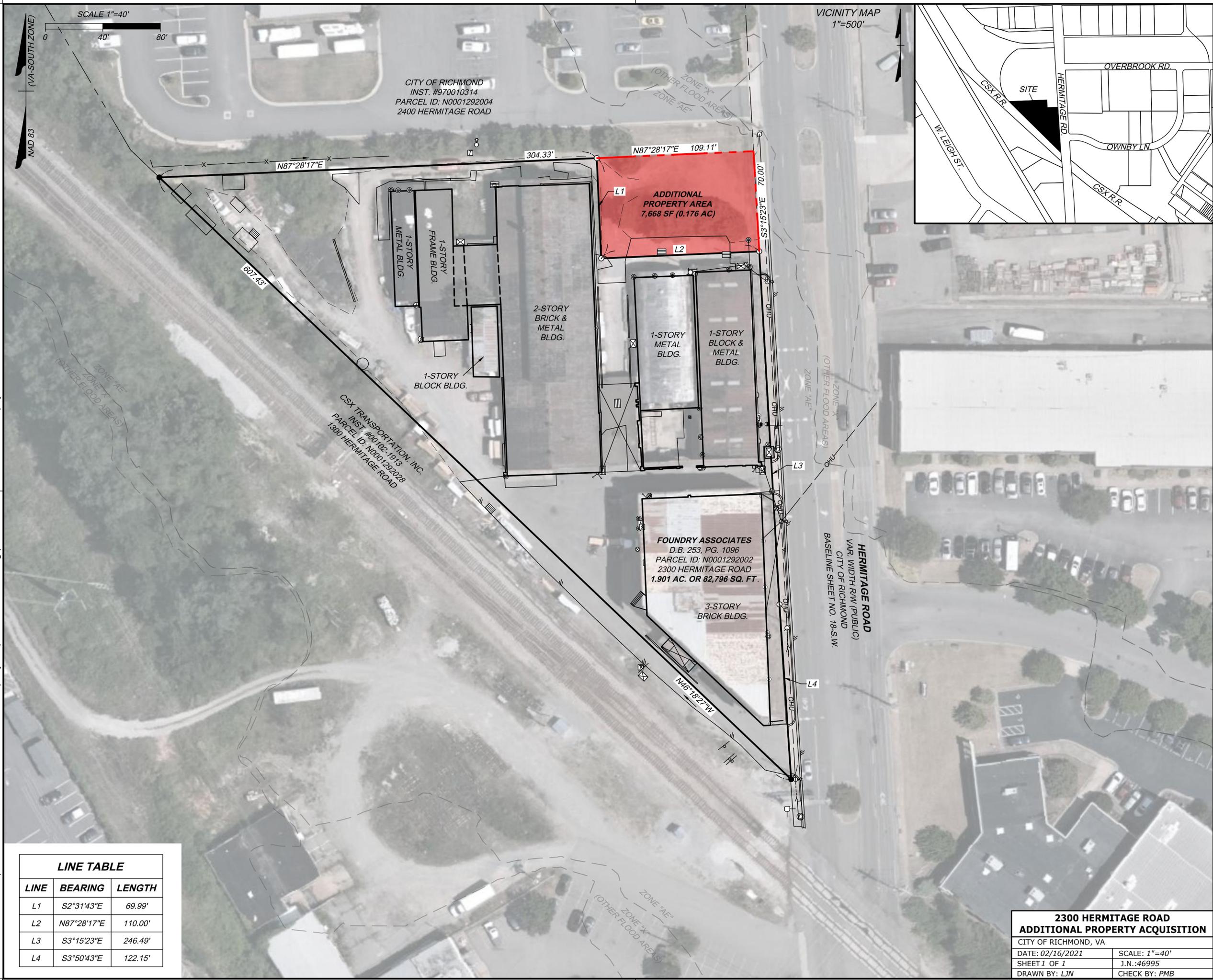
Breeden's Project would implement the walkable, mixed-use development that Richmond 300 envisions for this area. Richmond 300's designated future use for the Small Area is "Destination Mixed-Use", a designation for which TOD-1 is an appropriate zoning designation. The Department of Planning and Development Review supports Economic Development's requested rezoning of the Small Area to TOD-1 as it is necessary for the effective development of the Project and would allow for more residential and commercial uses on the Cobb Lumber Parcel at higher densities.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "R. Robert Benaicha".

R. Robert Benaicha

Attachment



LINE TABLE		
LINE	BEARING	LENGTH
L1	S2°31'43"E	69.99'
L2	N87°28'17"E	110.00'
L3	S3°15'23"E	246.49'
L4	S3°50'43"E	122.15'

**2300 HERMITAGE ROAD
ADDITIONAL PROPERTY ACQUISITION**
CITY OF RICHMOND, VA
DATE: 02/16/2021 SCALE: 1"=40'
SHEET 1 OF 1 J.N.:46995
DRAWN BY: LJJN CHECK BY: PMB

THIS DRAWING PREPARED AT THE
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