



Application for **COMMUNITY UNIT PLAN**

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)

- preliminary plan
- preliminary plan admendment (Extension)
- final plan
- final plan admenment

Project Name/Location

Project Name: Gresham Woods Date: _____

Property Address: 6903 Midlothian Turnpike Tax Map #: C007-0124/010

Fee: \$1,500 Total area of affected site in acres: 117.883
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: CUP, B-3, R-3, OS

Existing Use: Vacant

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

If Yes, please list the Ordinance Number:
2010-98-81, 2007-219-198

Proposed Use

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

Up to 400 single-family detached and single-family attached dwelling units

Applicant/Contact Person: Gloria L. Freye, Esquire

Company: McGuireWoods LLP

Mailing Address: 901 East Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 775-1152 Fax: (804) 698-2055

Email: gfreye@mcguirewoods.com

Property Owner: WREIC Associates Limited Partnership

If Business Entity, name and title of authorized signee: By: GPWRDC, LLC, General Partner

Mailing Address: 2922 Hathaway Road By: Bonnie L. Wood, Vice President

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 320-7101, ext. 238 Fax: (804) 320-6886

Email: bwood@gscapt.com

Property Owner Signature: Bonnie L. Wood, Vice President

(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 community unit plans)

Applicant's Report for Gresham Woods Community Unit Plan Extension
Ordinance Number 2010-98-81
WREIC Associates Limited Partnership
6903 Midlothian Turnpike, C007-0124/010
April 24, 2014

The General Assembly passed legislation to extend any deadlines for special exceptions, special use permits, or conditional use permits. Such permits often require some significant action by a developer in order to vest the permit. Developers or landowners are required to commence new residential or commercial projects or to incur significant expenses for improvements to such project within certain timeframes so that such permits do not lapse. The Virginia Code provides for such timeframes and those deadlines were initially extended by the General Assembly to July 1, 2014. The deadlines have been extended to July 1, 2017, or longer, as agreed by the locality.

The automatic extension of such permit approvals by the General Assembly was given in response to developers and landowners who were at risk of losing their interests in a special exception, special use permit, conditional use permit, site plan, or subdivision plat approvals due to the lack of financing and decreased market demand for new housing. Financing and demand for new housing are beginning to improve; however, the conditions for new residential projects are not yet ideal.

Gresham Woods is a proposed new residential project in the City that has been affected by the housing crisis. Gresham Woods was approved under a Community Unit Plan, which is a zoning category unique to the City of Richmond but similar to a special exception, special use permit, or a conditional use permit. Under the Community Unit Plan, Gresham Woods would need to get a "Final Plan" (subdivision) by July 2014 and then building permits in order for the Community Unit Plan to remain in effect. Such requirement would mean spending tens of thousands of dollars on engineering that would essentially be wasted because the demand for new housing is not yet strong enough to bring these lots to market.

This request is for City Council to extend the filing deadline to July 1, 2017 for the submittal of the Gresham Woods Final Plan as part of the Community Unit Plan (approved in Ordinance number 2010-98-81). The request is similar to the 2010 request extending the Gresham Woods Final Plan filing deadline to July 1, 2014, that was in keeping with the General Assembly timeframes. Extending the Final Plan's filing deadline will afford the developer the same relief automatically provided by the General Assembly to other developers struggling during the ongoing housing crisis. Extending the Final Plan filing deadline will allow the developer to maintain the existing Community Unit Plan approval until the economy changes. In addition, this extension will provide the opportunity for the Applicant to collaborate and participate in the ongoing Midlothian Corridor Study. The Corridor Study is under development by the Richmond Regional Planning District Commission and will include evaluation of the highest and best use for property in the area.