



## Application for Urban Design Committee Review

Department of Planning and Development Review

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

<https://www.rva.gov/planning-development-review/urban-design-committee>



### Application Type (select one)

- Location, Character, & Extent  
 Section 17.05  
 Other:

- Encroachment  
 Design Overlay District

### Review Type (select one)

- Conceptual  
 Final

### Project Information

Submission Date: 08/14/2025

Project Name: Broad Rock Creek Park

Project Address: 2606 Lynhaven Avenue, Richmond, VA 23234

Brief Project Description (this is not a replacement for the required detailed narrative):

The Broad Rock Creek Park project will create park amenities and improve access to recreational resources. Phase 1 includes restroom facilities, a multiuse trail with spaces for public art, and front entrance pathways.

### Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: Ryan Rinn

Email: [Ryan.Rinn@rva.gov](mailto:Ryan.Rinn@rva.gov)

City Agency: Parks, Recreation, and Community Facilities

Phone:

Main Contact (if different from Applicant):

[\(804\)646-4347](tel:(804)646-4347)

Company:

Phone:

Email:

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Application

It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC. Applications should be emailed to the Urban Design Committee Secretary, Ray Roakes, at [Raymond.roakes@rva.gov](mailto:Raymond.roakes@rva.gov).

### Background

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



# Application for Urban Design Committee Review

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Land Use Administration

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## Submission Requirements

- An electronic copy (PDF) of all application materials, which can be emailed, or delivered by FTP or USB.
- Plan sheets should be electronically scaled to be 11" x 17" if printed.
- All applications must include the attached application form and the support materials listed below, as applicable to the project, based on Review Type.

It is strongly recommended to request the Zoning Administration to review a project's compliance with the City Zoning Code prior to application to the UDC.

### ***Conceptual Review:***

- A detailed project narrative which includes the following: project purpose, background, and context, details of community outreach and copies of distributed materials if applicable, project budget and funding sources, description of construction program and estimated construction start date.
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible. Precedent images if applicable.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

### ***Final Review:***

- A detailed project narrative which includes the following: project purpose, background, and context, details of community outreach and copies of distributed materials if applicable, project budget and funding sources, description of construction program, and estimated construction start date.
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible. Elevations should show directly adjacent development.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type, and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site, and parking lot lighting. Other site details such as benches, trash containers, and special paving materials should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

## Review and Processing

- Once an application is received, it is reviewed by Staff, who compiles a report that is sent to the UDC.
- A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting.
- At the UDC meeting, the applicant or a representative should be present or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present.
- Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
- At the Planning Commission meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.