INTRODUCED: October 6, 2025

AN ORDINANCE No. 2025-235

To authorize the special use of the properties known as 3609 Cottrell Road, 3616 Cottrell Road, 4611 Walmsley Boulevard, and 4705 Walmsley Boulevard for the purpose of up to two multifamily dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: NOV 10 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 3609 Cottrell Road, 3616 Cottrell Road, and 4611 Walmsley Boulevard, which are situated in a R-3 Single-Family Residential District, and 4705 Walmsley Boulevard, which is situated in a B-2 Community Business District and a R-3 Single-Family Residential District, desires to use such properties for the purpose of up to two multifamily dwellings, which use, among other things, is not currently allowed by sections 30-406.1, concerning permitted principal uses, and 30-436.1, concerning permitted principal and accessory uses, 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

AYES:	NOES:	ABSTAIN:	
ADOPTED:	REJECTED:	STRICKEN:	

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the 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.

- Subject to the terms and conditions set forth in this ordinance, the properties (a) known as 3609 Cottrell Road, 3616 Cottrell Road, 4611 Walmsley Boulevard, and 4705 Walmsley Boulevard and identified as Tax Parcel Nos. C008-0829/082, C008-0948/018, C008-0829/098, and C008-0829/090, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled "Topographic Survey for Parcels C0080829098, C0080829090, C0080829082 & C0080948018, City of Richmond, VA," prepared by NYFELER SURVEY, dated March 28, 2024, and last revised May 31, 2024, 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 two multifamily dwellings, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Site Plans, Walmsley Multifamily, 4611 Walmsley Blvd, Richmond, VA 23234," prepared by vhb, with Sheets C0.00, C1.00, C1.01, C1.02, C1.03, C5.00, C5.01, C5.02, C5.03, C7.00, C7.01, C7.02, C7.03, L7.00, L1.00, and L2.00 dated June 10, 2025, and Sheets A1.1, A1.2, A1.3, A1.4, A2.1, A2.2, A2.3, and A2.4 dated May 29, 2025, 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 two multifamily dwellings, substantially as shown on the Plans. The Special Use shall include no more than 402 dwelling units and 410 parking spaces.
 - (b) The height of the Special Use shall not exceed the height as shown on the Plans.
- (c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- § 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) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk along Cottrell Road and Walmsley Boulevard, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.
- (f) 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 1,096 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.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: September 11, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the properties known as 3609 Cottrell Road, 3616

Cottrell Road, 4611 Walmsley Boulevard and 4705 Walmsley Boulevard, for the

purpose of two multifamily buildings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of two multifamily buildings upon four parcels, which use, among other things, is not currently allowed by sections 30-406.1 and 30-436.1, concerning permitted principal uses and permitted principal and accessory uses, respectively, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Cottrell Farms neighborhood on Cottrell Road and Walmsley Boulvard. The properties are currently a combined 335,412 sq. ft. (7.7 acre) unimproved parcels of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Page 2 of 2

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 82)

The current zoning for this property is B-2 Community Business and R-3 Single-Family Residential Districts. All adjacent and nearby properties are located within the same zones. The area is primarily single family residential, with some small commercial uses present in the vicinity. The proposed density of the parcel is 388 units upon 7.7 acres, or 50 units per acre.

COMMUNITY ENGAGEMENT: Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 6, 2025

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, October 21, 2025

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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

Site Plans

Special Use Permit Issued for Date Issued JUNE 10, 2025

JUNE 10, 2025 Latest Issue

WALMSLEY MULTIFAMILY

4611 WALMSLEY BLVD RICHMOND, VA 23234

Applicant

Noon Cottrell Phase I Multifamily, LLC 7 East 2nd Street Richmond, Virginia 23222 804.920.5435

General Notes

GPIN: C0080829098, C0080829090, C0080829082,

C0080948018 R-3, B-2 **ZONING**:

RESIDENTIAL INTENDED USE: MAGISTERIAL DISTRICT: RICHMOND

HORIZONTAL DATUM: VERTICAL DATUM:

VA STATE GRID NORTH NAD'83 NAVD'88

TOTAL SITE ACREAGE: 10.82 AC

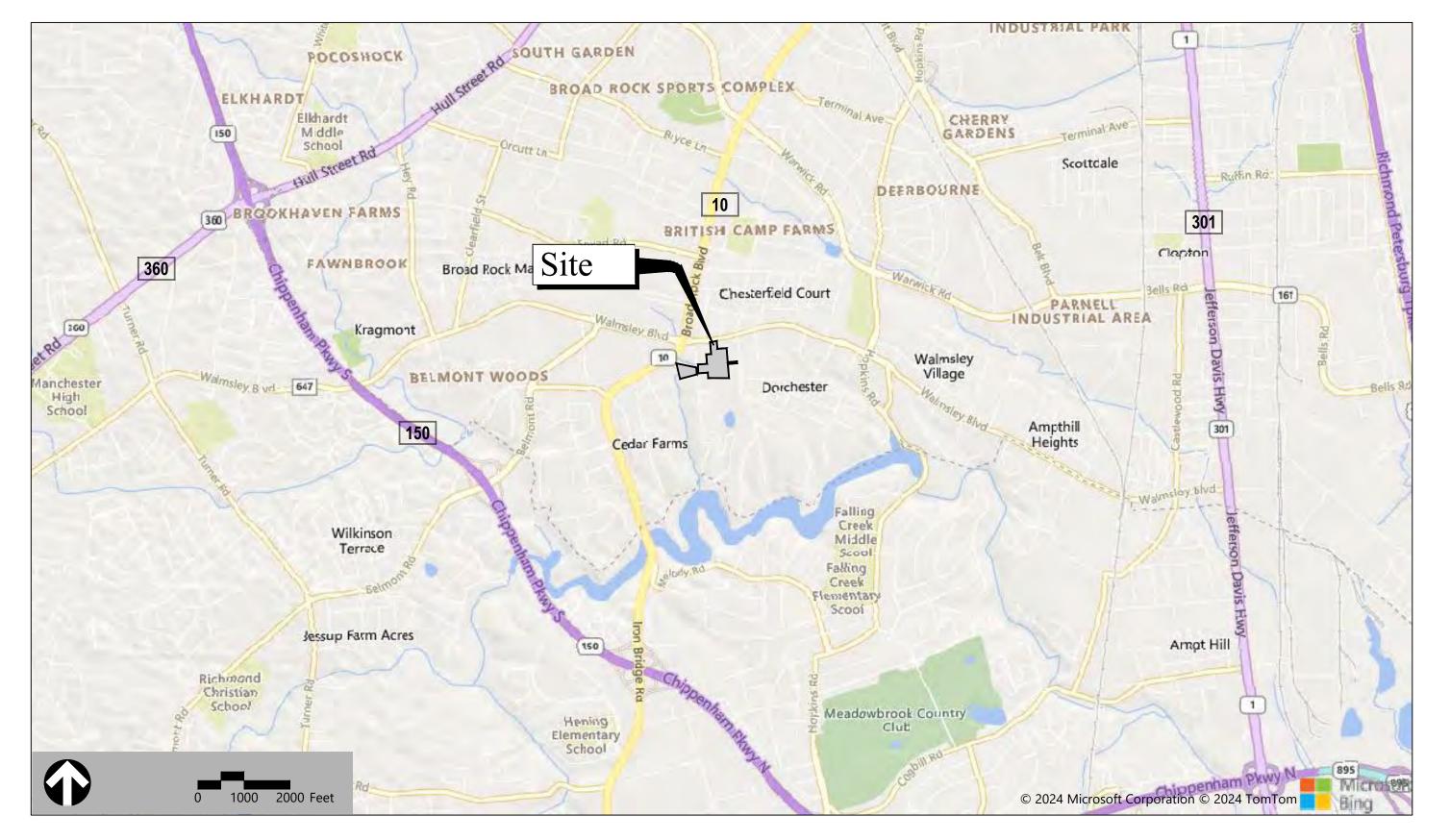
LIMITS OF DISTURBANCE: 10.80 AC

BUILDING SQUARE FOOTAGE:

EXISTING: 0 SF (FOOTPRINT)

PROPOSED: MULTIFAMILY BUILDING 1: 58,192 SF (FOOTPRINT)

MULTIFAMILY BUILDING 2: 41,006 SF (FOOTPRINT)



No.	Sheet Index Drawing Title
C0.00	
	Cover Sheet
C1.00	Overall Existing Conditions Plan
C1.01	Existing Conditions Plan
C1.02	Existing Conditions Plan
C1.03	Existing Conditions Plan
C5.00	Overall Layout and Materials Plan
C5.01	Layout and Materials Plan
C5.02	Layout and Materials Plan
C5.03	Layout and Materials Plan
C7.00	Overall Utility Plan
C7.01	Utility Plan
C7.02	Utility Plan
C7.03	Utility Plan
L7.00	Overall Lighting Plan
L1.00	OVERALL LANDSCAPE SITE PLAN
L2.00	PLANTING SCHEDULE, NOTES, AND DETAILS
A1.1	BLDG 1 - FLOOR PLANS AND TYPICAL UNITS
A1.2	BLDG 1 - ROOF PLAN AND SECTIONS
A1.3	BLDG 1 - EXTERIOR ELEVATIONS
A1.4	BLDG 1 - EXTERIOR ELEVATIONS
A2.1	BLDG 2 - FLOOR PLANS
A2.2	BLDG 2 - ROOF PLAN AND SECTION
A2.3	BLDG 2 - EXTERIOR ELEVATIONS
A2.4	BLDG 2 - EXTERIOR ELEVATIONS



Engineer

VHB1021 E Cary Street Suite 200 Richmond, Virginia 23219 804.343.7100

Architect

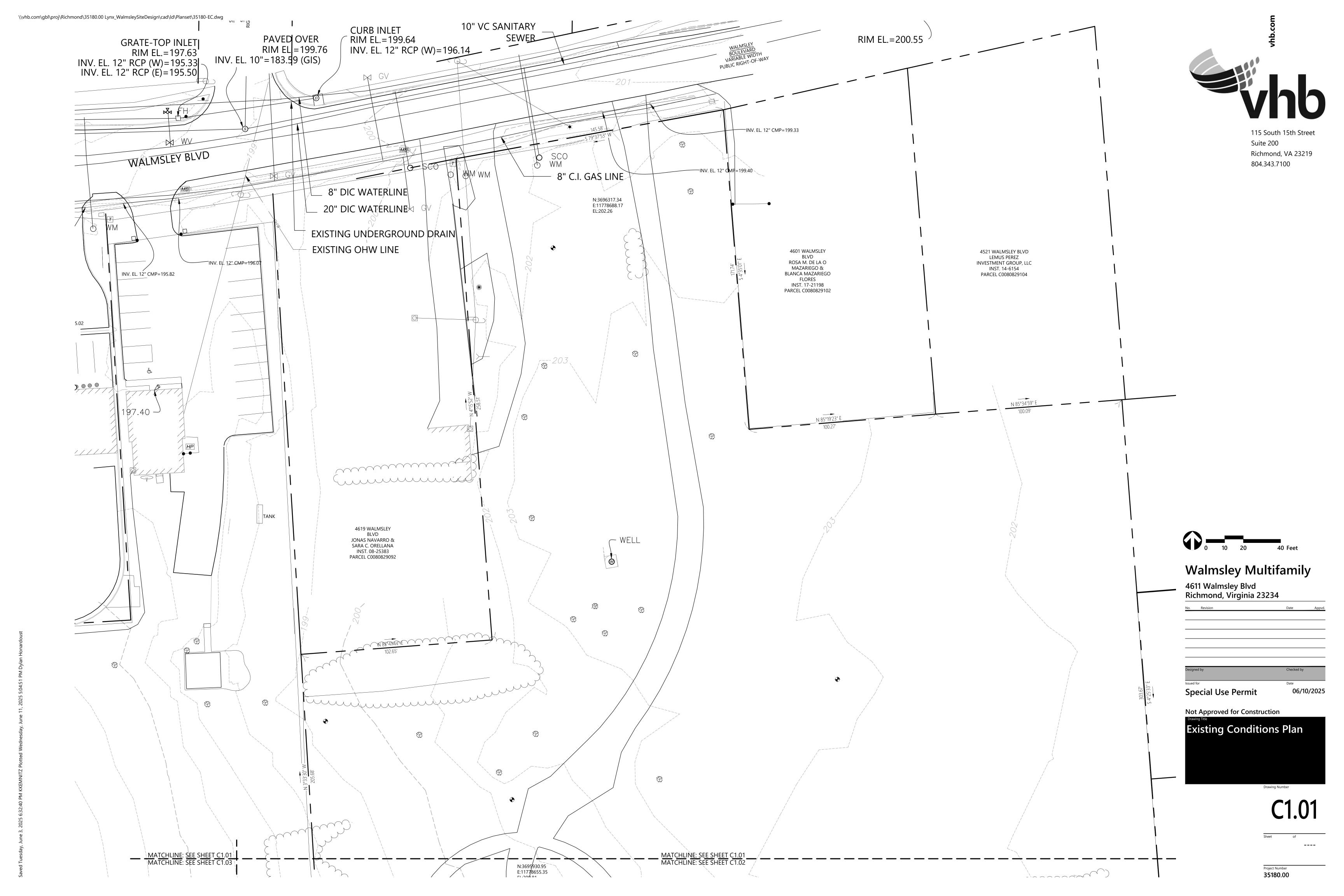
Baskervill 1051 E Cary Street Suite 200 Richmond, Virginia 23219 804.343.1010

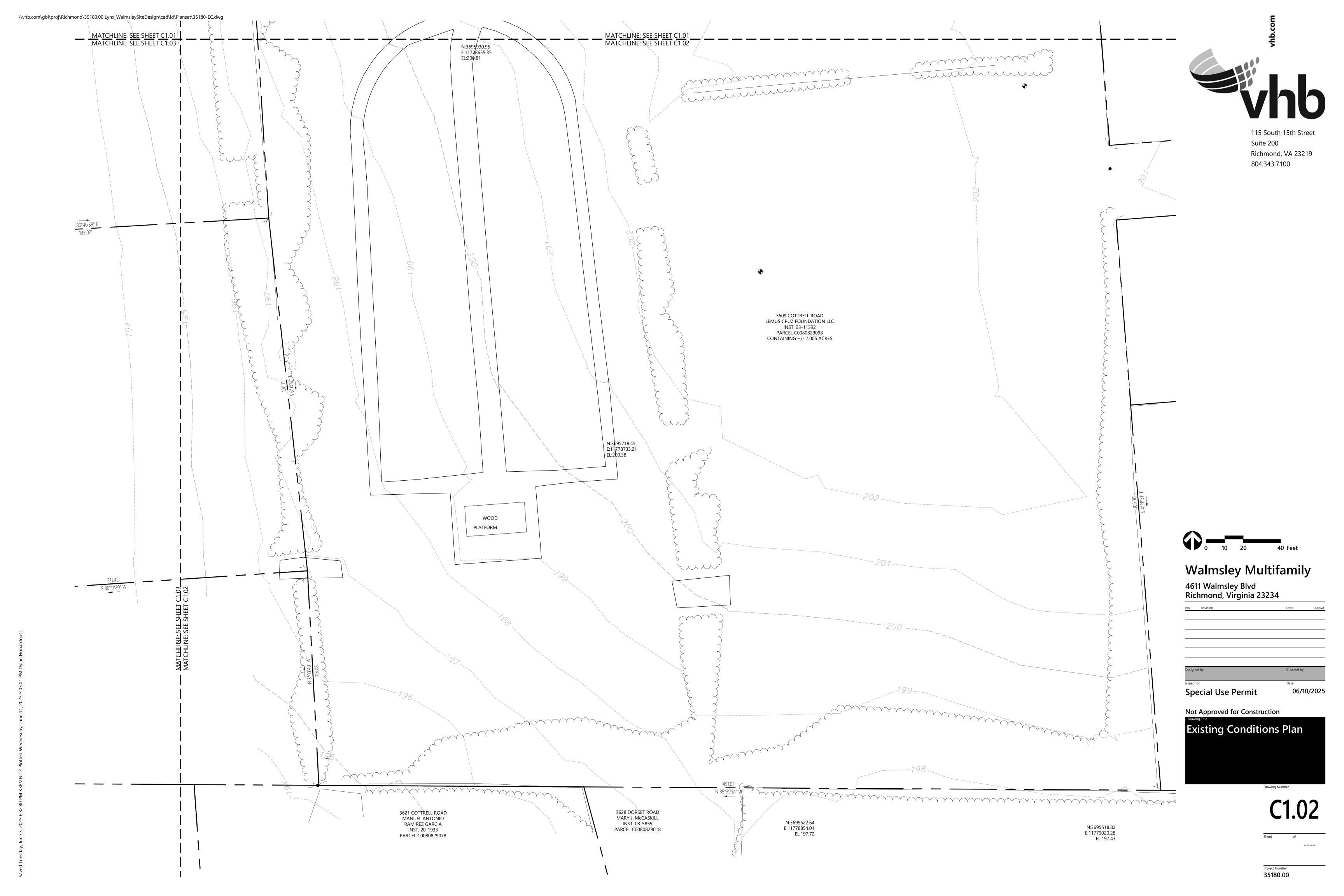
Landscape Architect

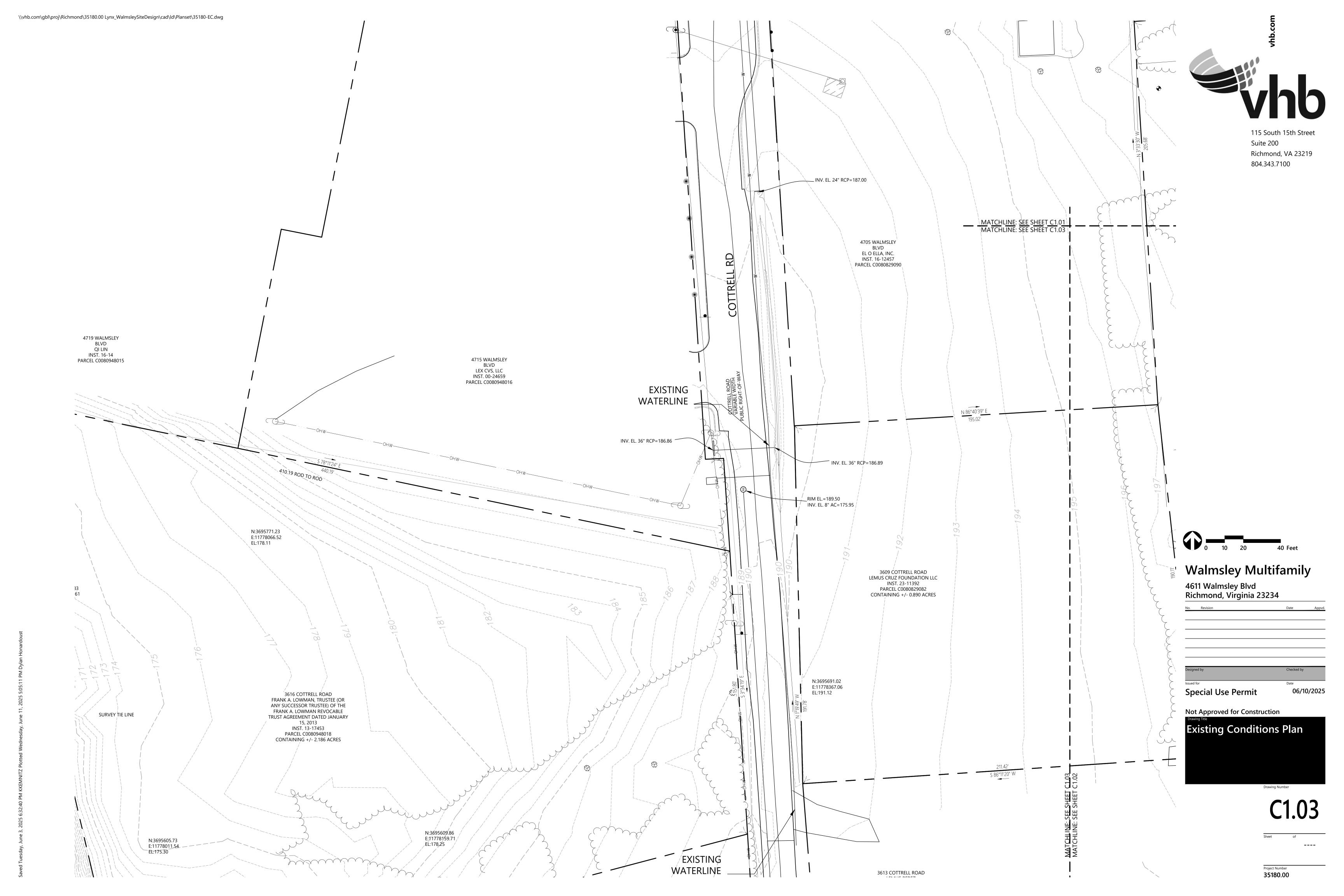
Watersteet Studio 1417 W Main Street Richmond, Virginia 23220 804.358.0100

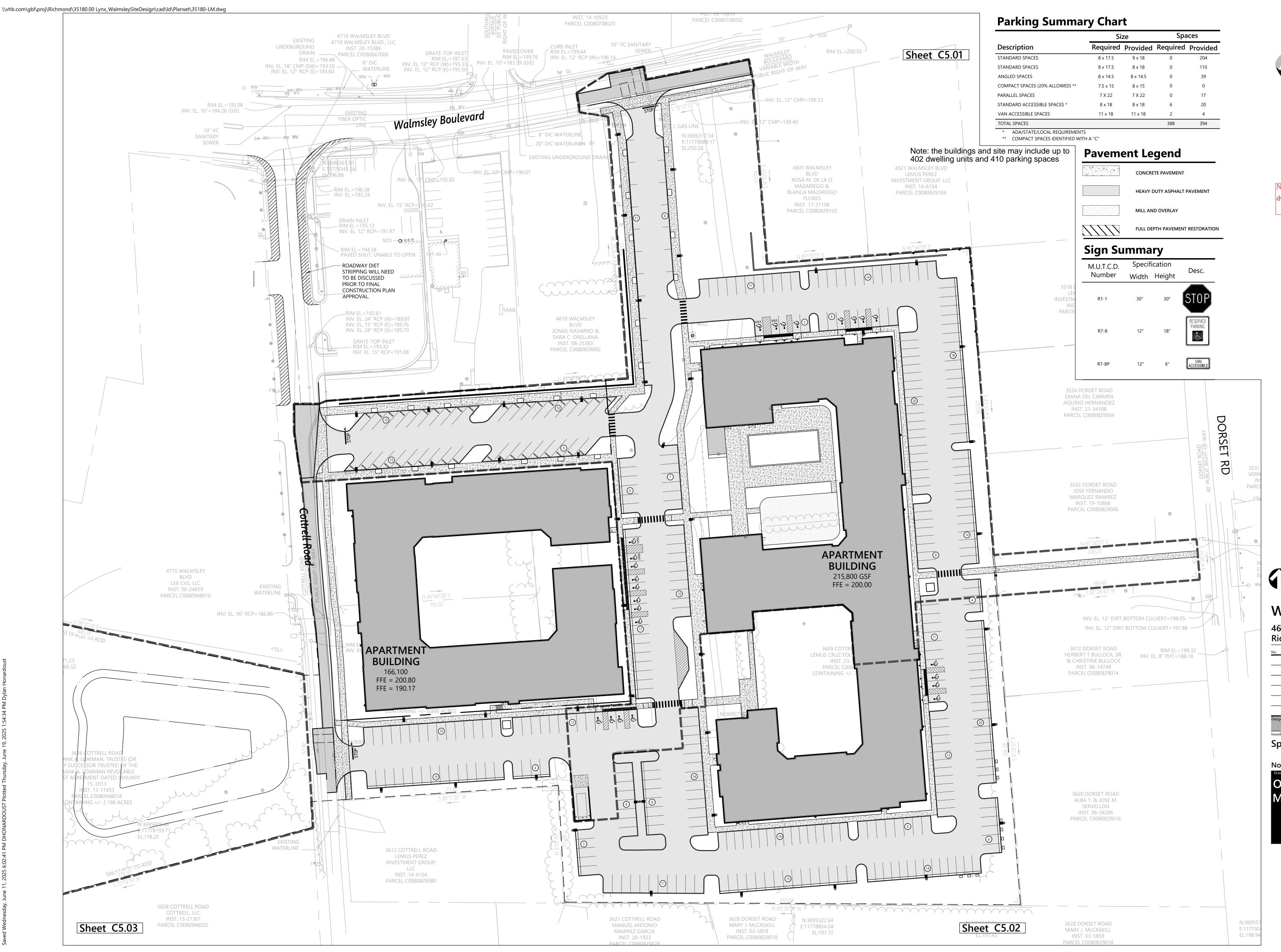
Surveyor

Nyfeler Associates 619 West Cary Street Richmond, Virginia 23220 804.277.4231











Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily

4611 Walmsley Blvd Richmond, Virginia 23234

Designed by

Checked by

Issued for Date

Special Use Permit 06/10/2025

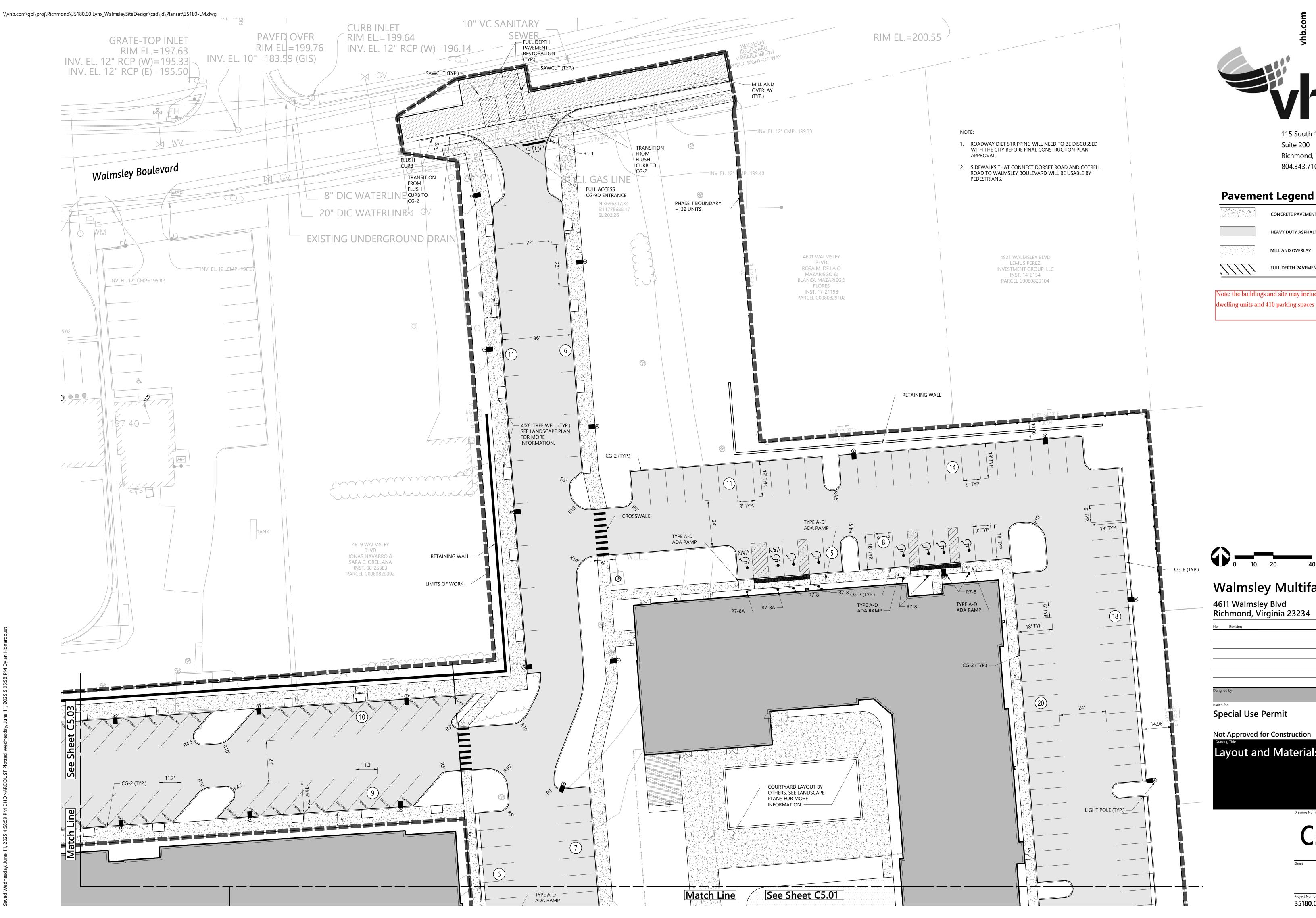
Not Approved for Construction

Drawing Title

Overall Layout and Materials Plan

C5.00

Project Number 35180.00





Pavement Legend

HEAVY DUTY ASPHALT PAVEMENT

MILL AND OVERLAY

CONCRETE PAVEMENT

FULL DEPTH PAVEMENT RESTORATION

Note: the buildings and site may include up to 402

Walmsley Multifamily

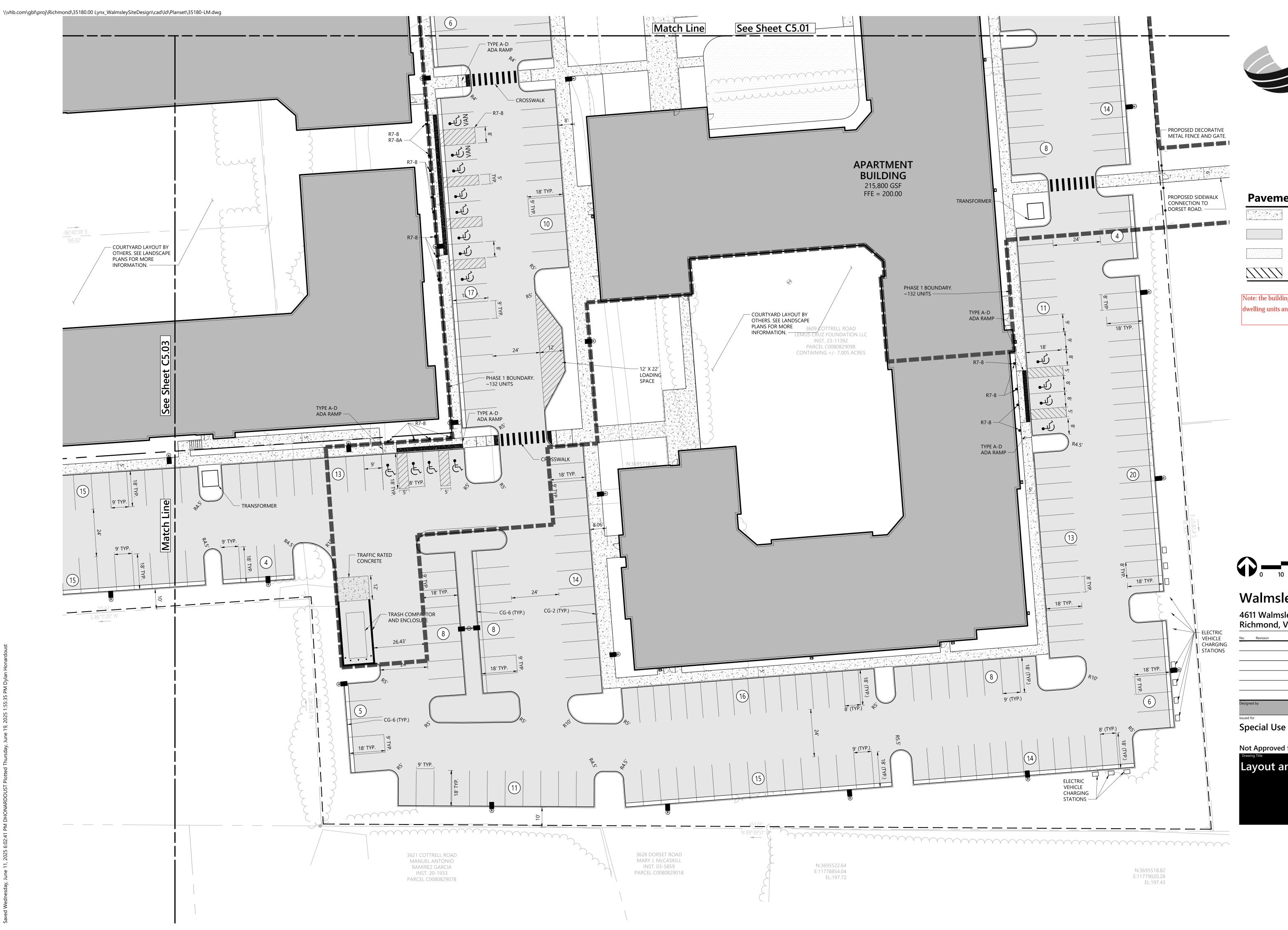
4611 Walmsley Blvd Richmond, Virginia 23234

Special Use Permit 06/10/2025

Not Approved for Construction

Layout and Materials Plan

Project Number 35180.00



Pavement Legend

HEAVY DUTY ASPHALT PAVEMENT

MILL AND OVERLAY

CONCRETE PAVEMENT

FULL DEPTH PAVEMENT RESTORATION

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Walmsley Multifamily

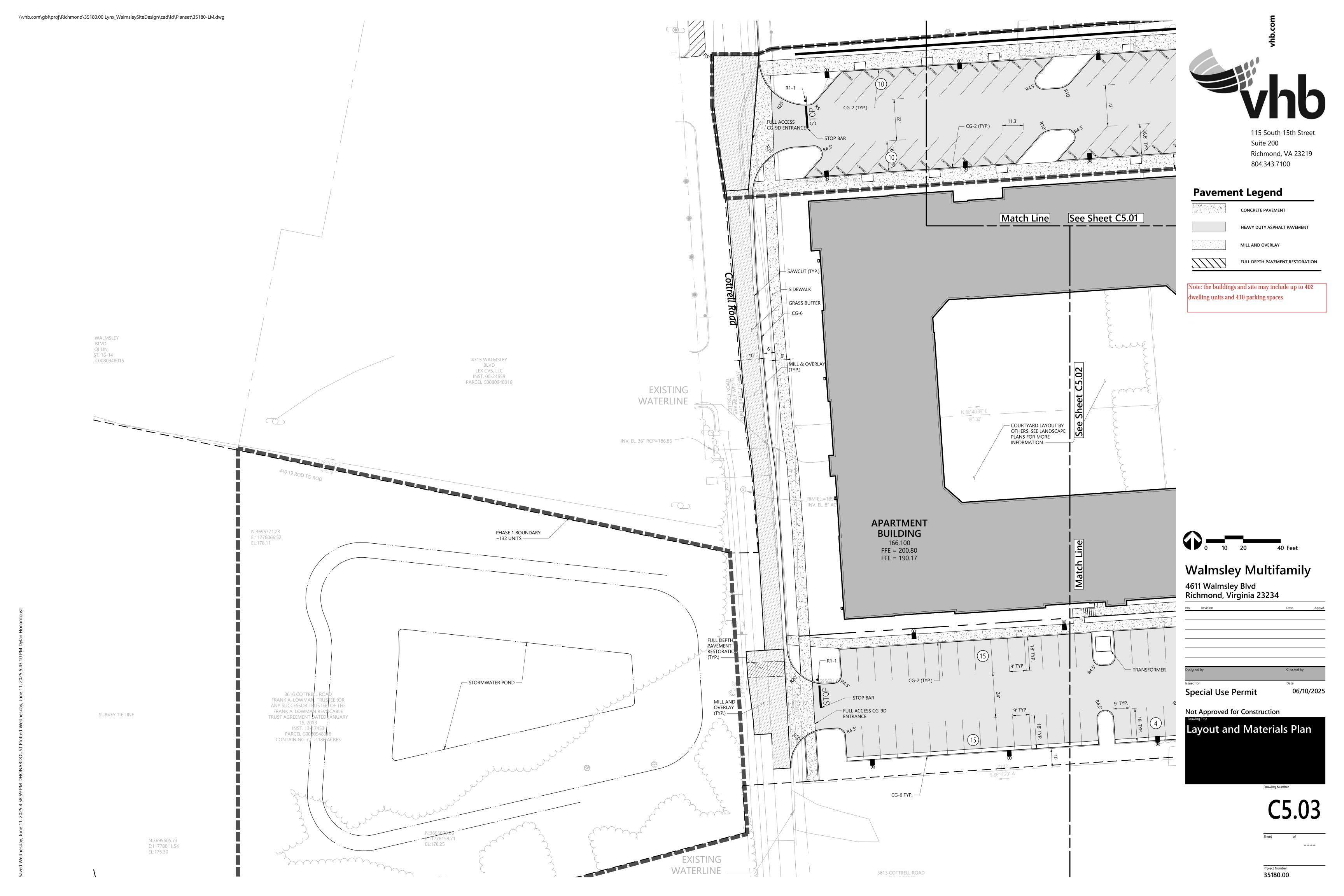
4611 Walmsley Blvd Richmond, Virginia 23234

Special Use Permit 06/10/2025

Not Approved for Construction

Layout and Materials Plan

Project Number 35180.00

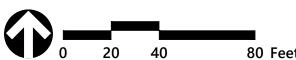




Richmond, VA 23219

804.343.7100

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

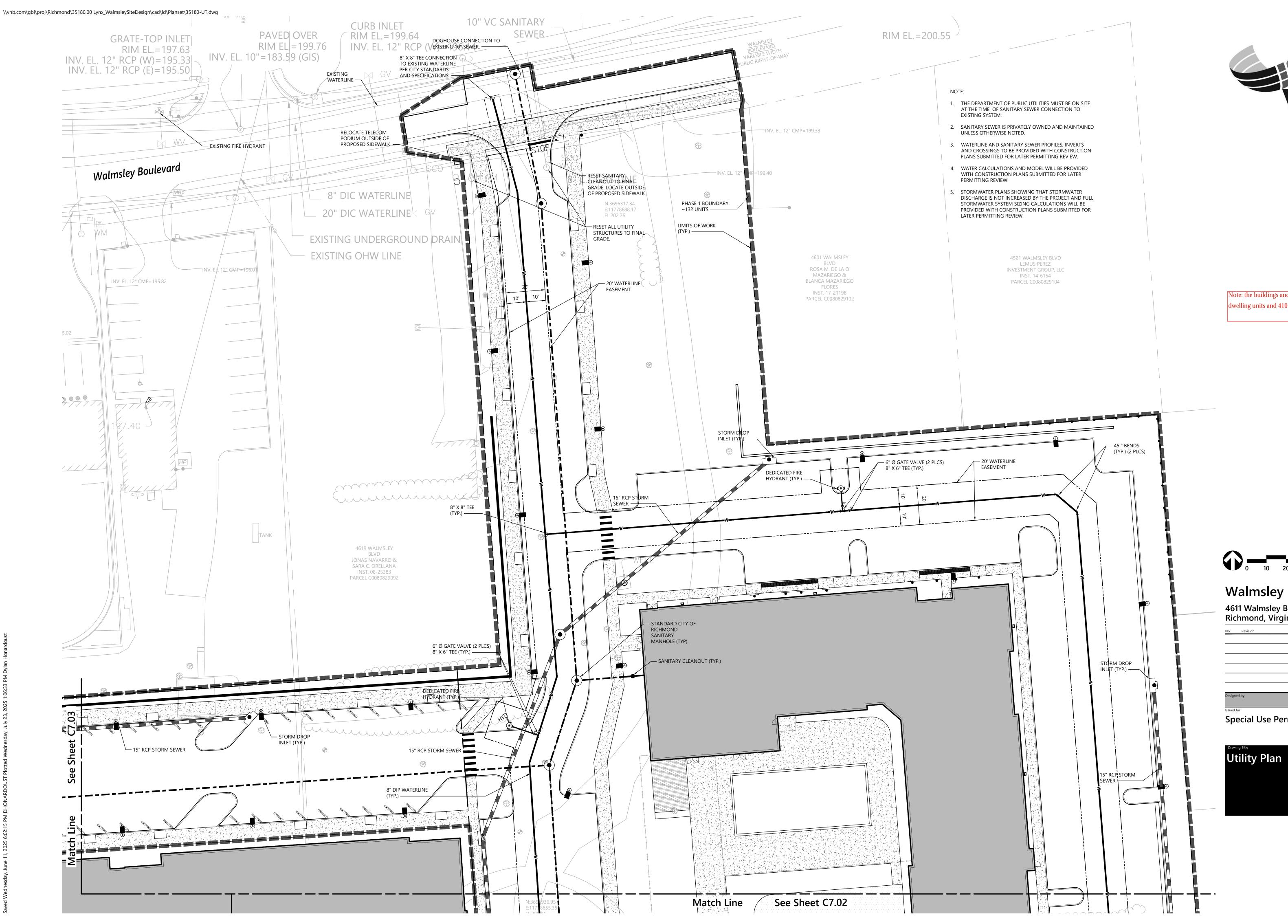


Walmsley Multifamily

4611 Walmsley Blvd Richmond, Virginia 23234

Special Use Permit 06/10/2025

Overall Utility Plan





Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

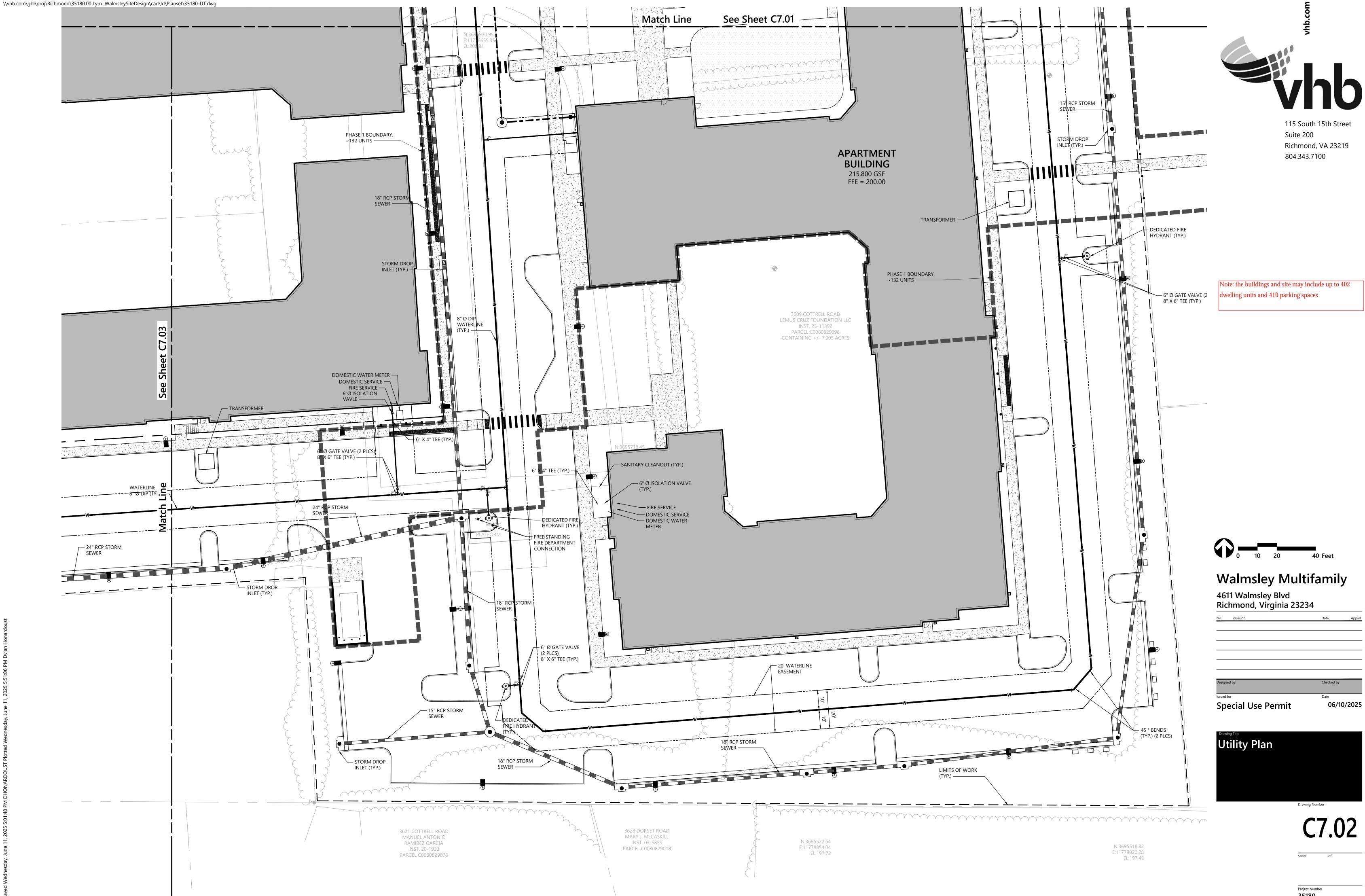


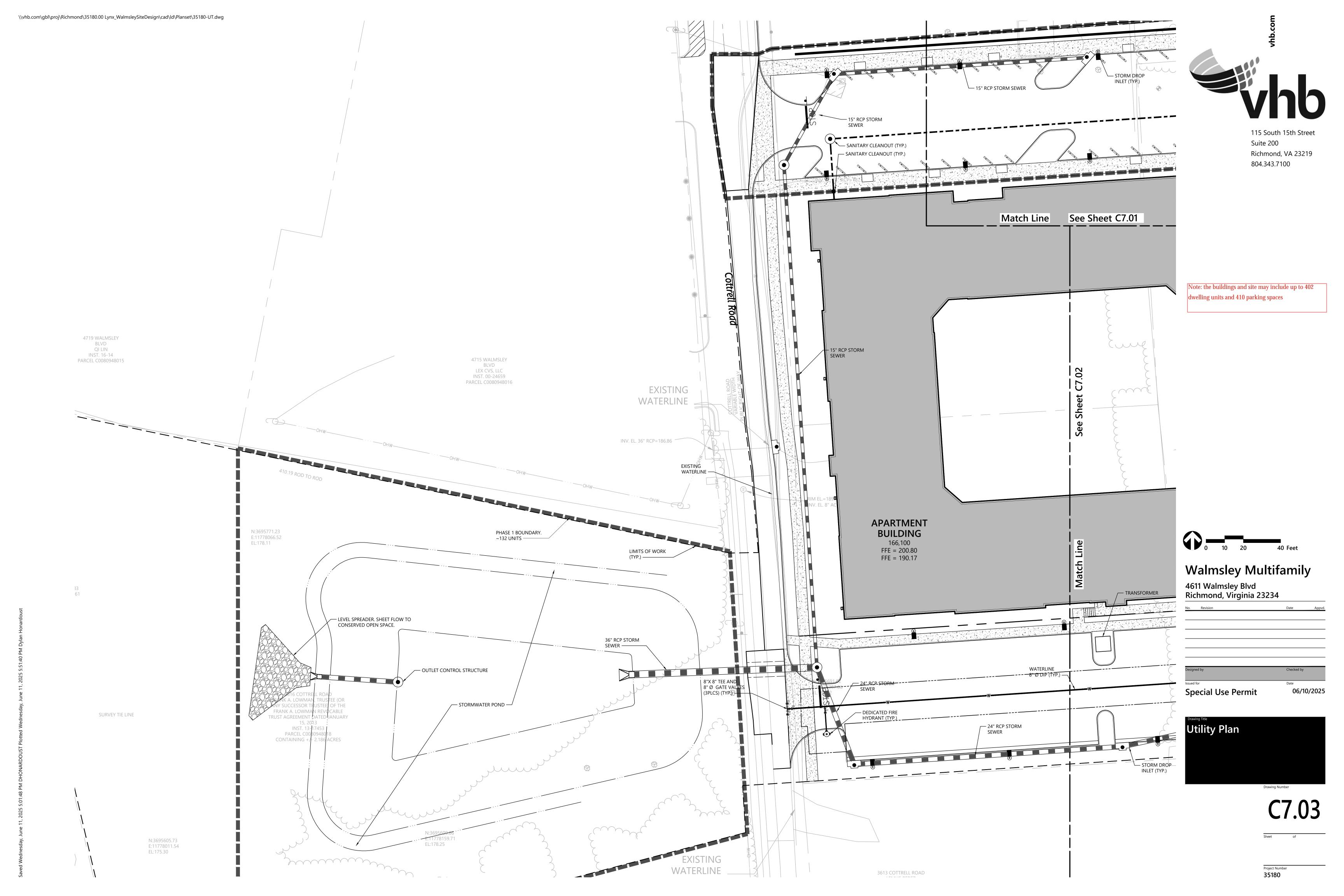
Walmsley Multifamily

4611 Walmsley Blvd Richmond, Virginia 23234

Designed by	Checked by

06/10/2025 **Special Use Permit**

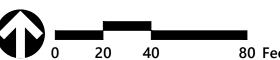




Vho.

115 South 15th Street Suite 200 Richmond, VA 23219 804.343.7100

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily

4611 Walmsley Blvd Richmond, Virginia 23234

	06 (10 (202
sued for	Date
esigned by	Checked by

Special Use Permit 06/10/2025

Overall Lighting Plan

L7.00

2 3 FICEBRAH

5 DWARF YAUPON HOLLY

— 5 YAUPON HOLLY

ZONING DISTRICT: R-3

3 NINEBARK



115 South 15th Street

Richmond, VA 23219

Suite 200

804.343.7100

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Walmsley Multifamily

4611 Walmsley Blvd Richmond, Virginia 23234

Special Use Permit 6/10/2025

— EXISTING VEGETATIVE BUFFER TO REMAIN

- 3 DWARF WAX MYRTLE

OVERALL LANDSCAPE SITE PLAN

SUP-OVERALL PLANTING PLAN
SCALE: 1:40

PLANT SCHEDULE

QTY.	SYMBOL Scientific Name	Common Name	Size	Spacing	Root Notes
TREES			·		
4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" Cal.	as shown	B&B
7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT.	as shown	B&B
7	Carya tomentosa	Mockernut Hickory	2 1/2" Cal.	as shown	B&B
11	Cercis canadensis	Eastern Redbud	8' HT.	as shown	B&B
11	Chionanthus virginicus	Fringe Tree	8' HT.	as shown	B&B
6	Cornus florida	Flowering Dogwood	8' HT.	as shown	B&B
11	Liriodendron tulipifera 'JFS-Oz'	Tulip Poplar	2 1/2" Cal.	as shown	B&B
11	Platanus x acerifolia 'Bloodgood'	Bloodgood Plane Tree	2 1/2" Cal.	as shown	B&B
13	Quercus phellos	Willow Oak	2 1/2" Cal.	as shown	B&B
13	Ulmus americana 'Jefferson'	Jefferson Elm	2 1/2" Cal.	as shown	B&B
ORNA/	MENTAL GRASSES & SHRUBS				
15	Distylium myricoides 'Blue Cascade'	Blue Cascade Distylium	24" Ht.	as shown	3 Gal.
25	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" Ht.	as shown	3 Gal.
20	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrange	a 36" Ht.	as shown	5 Gal.
31	llex crenata	Japanese Holly	24" Ht.	as shown	3 Gal.
49	llex glabra 'Shamrock'	Shamrock Inkberry	24" Ht.	as shown	3 Gal.
115	Itea virginiana 'Little Henry'	Little Henry Sweetspire	24" Ht.	as shown	3 Gal.
45	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" Ht.	as shown	3 Gal.
37	Lindera benzoin	Northern Spicebush	36" Ht.	as shown	5 Gal.
46	Myrica cerifera 'Dons Dwarf'	Don's Dwarf Wax Myrtle	36" Ht.	as shown	5 Gal.
30	Physocarpus opulifolius	Ninebark	24" Ht.	as shown	3 Gal.

- CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLAN WITH TOTALS 5. IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNITS PRICES BE SUBMITTED AS PART OF FINAL BID.
- 2. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AND SHALL BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTY SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTY PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION OF ALL PLANTS UNTIL, a.) UPON FINAL ACCEPTANCE IS ISSUED BY LANDSCAPE ARCHITECT AND/OR OWNER, AND b.) THE CONTRACTOR PROVIDES OWNER WRITTEN NOTIFICATION OF ALL MAINTENANCE NEEDS OF ALL SCOPE ASSOCIATED WITH THE PLANTING PLAN(S) CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO THE BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.

- THE LANDSCAPE ARCHITECT IS THE OWNER'S REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED WITHIN THESE PLANS AND SPECIFICATIONS.
- ALL PLANTS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENDMENTS, PLANTING SUPPLIES, AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANTS, AND IMPROVEMENTS SHOWN AND SHALL REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- 8. ALL PLANTS AND PLANTING METHODS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- BEDS TO CONTAIN SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, OR PERENNIALS SHALL BE TILLED TO A DEPTH OF 12" AND THE SOIL CONDITIONED BY ADDING 4" OF A U.S. COMPOSTING COUNCIL APPROVED COMPOST.

BELOW ROOTBALL

9. ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURED SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED

- ALL SUBSTITUTIONS OF PLANTS SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 11. ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- 12. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANTS IN THE NURSERY.
- 13. FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- 14. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AND PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS.
- 15. SOIL SHALL BE FREE OR ALL WEEDS AND ROCKS GREATER THAN 1" IN DIAMETER.
- 16. PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY MUNICIPALITY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE MUNICIPALITY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN

- ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- 17. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- 18. CONTRACTOR SHALL REMOVE TREE STAKING AT THE END OF THE ONE YEAR WARRANTEE PERIOD.
- 19. CONTACT D.P.R. PRIOR TO PLANTING ALL TREES ON SITE TO REVIEW EXCAVATION, PLANTING MEDIA, AND INSTALLED PLANTING STOCK.

SEE PLANT SCHEDULE

***FOR SPACING

2 X ROOTBALL

DIAMETER MINIMUM

20. ALL PEST CONTROL SHALL BE UNDER THE DIRECTION OF A VIRGINIA LICENSED APPLICATOR.

SET TOP OF ROOT

CROWN 2" ABOVE

ADJACENT GRADE

SHAPE SOIL SURFACE TO

PROVIDE 3' DIAMETER

TREE PIT DEPTH EQUALS

WATERING RING

ROOTBALL DEPTH

-MEASURE BEFORE

DIGGING TO AVOID

PREPARE SUBSOIL TO

FORM PEDESTAL TO

PREVENT SETTLING

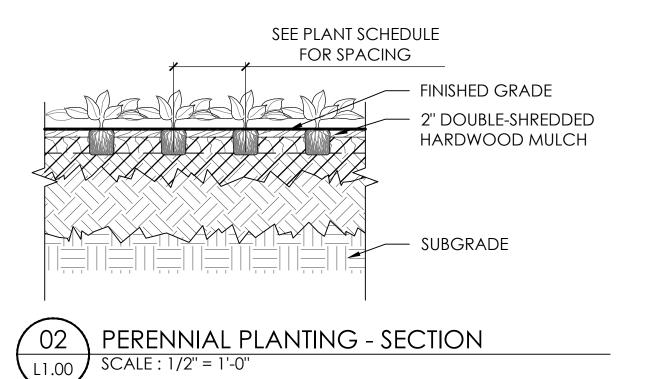
OVEREXCAVATION

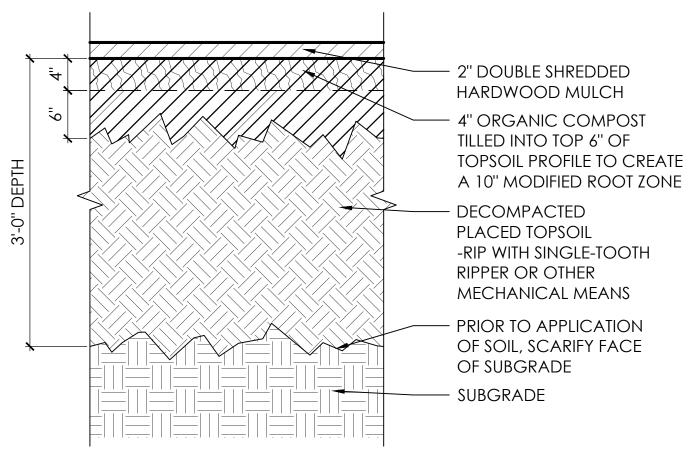
FINISH GRADE

WEBBED STRAPPING, ARBORTIE OR APPROVED 2"x2"x6' MIN. HARDWOOD EQUIV. -USE 2 STAKES PER TREE -LOOPED TO TRUNK AND SET OUTSIDE ROOT -(2) PER TREE PACKAGE --NAIL OR STAPLE TO STAKE 3" DOUBLE SHREDDED SET TOP OF ROOT HARDWOOD MULCH, CROWN 2" ABOVE TAPER AT TRUNK. MULCH ADJACENT GRADE TO WITHIN 2" OF TRUNK SHAPE SOIL SURFACE TO IN PLANTING AREAS -PROVIDE 3' DIAMETER REMOVE ALL WIRE & WATERING RING STRING FROM ROOTBALL FINISH GRADE AND ALL BURLAP FROM TOP $\frac{2}{3}$ OF ROOTBALL **ROUGHEN SIDES** OF PLANTING HOLE TREE PIT DEPTH EQUALS NATIVE BACKFILL SOIL ROOTBALL DEPTH AMENDED WITH 15% -MEASURE BEFORE ORGANIC COMPOST DIGGING TO AVOID **OVEREXCAVATION** COMPACT SUBSOIL TO FORM PEDESTAL DRIVE STAKES 6" TO 1'-0" TO PREVENT SETTLING INTO UNDISTURBED SOIL

3 X ROOTBALL

DIAMETER MINIMUM





SCALE: 1" = 1'-0"

L1.00

ROUGHEN SIDES OF PLANTING HOLE -PULL OR WASH POTTING MIX AND ROOT MAT APART TO DIRECT THE OUTER ROOTS INTO THE ADJACENT SOIL, DO NOT LEAVE CIRCLING ROOTS AGAINST THE ROOT BALL. NATIVE BACKFILL SOIL AMENDED WITH 15% DECOMPOSED ORGANIC COMPOST **SOIL PREPARATION - SECTION**

SHRUB PLANTING - SECTION SCALE: 1/2" = 1'-0"

3" DOUBLE SHREDDED

HARDWOOD MULCH -



115 South 15th Street

Richmond, VA 23219

Suite 200

804.343.7100

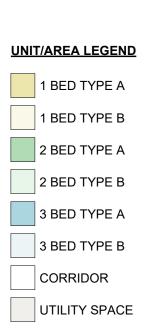
4611 Walmsley Blvd Richmond, Virginia 23234

Special Use Permit

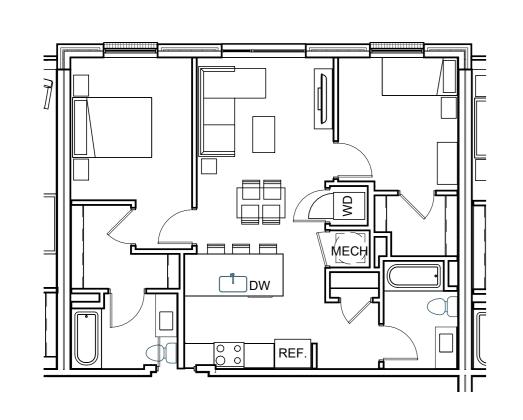
PLANTING SCHEDULE, NOTES, AND DETAILS

6/10/2025

35180

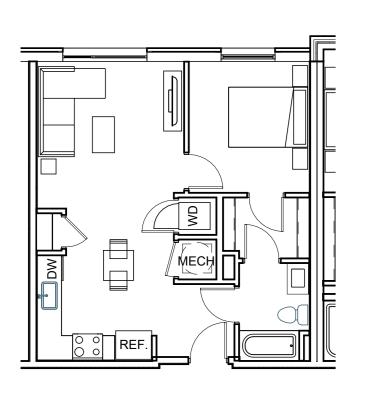


ROOM SCHEDULE		
NAME	COUNT	
LEVEL 1		
1A1	1	
1B1	10	
1B3-IC	8	
1B4	6	
1B4-IC	2	
2B1	17	
2B3	2	
3A1	1	
3B1	2	
	49	
LEVEL 2		
1A1	1	
1B1	13	
1B3-IC	8	
1B4	6	
1B4-IC	2	
2A1	1	
2B1	17	
2B2	1	
2B3	4	
	1	
3A1 3B1		
3B1	3	
LEVEL 3	57	
1A1	1	
1B1	13	
1B3-IC	8	
1B4	6	
1B4-IC	2	
2A1	1	
2B1	17	
2B2	1	
2B3	4	
3A1	1	
3B1	3	
LEVEL 4	57	
1A1	1	
1B1	13	
1B3-IC		
	8	
1B4	6	
1B4-IC	2	
2A1	1	
2B1	17	
2B2	1	
2B3	4	
3A1	1	
3B1	3	
	57	



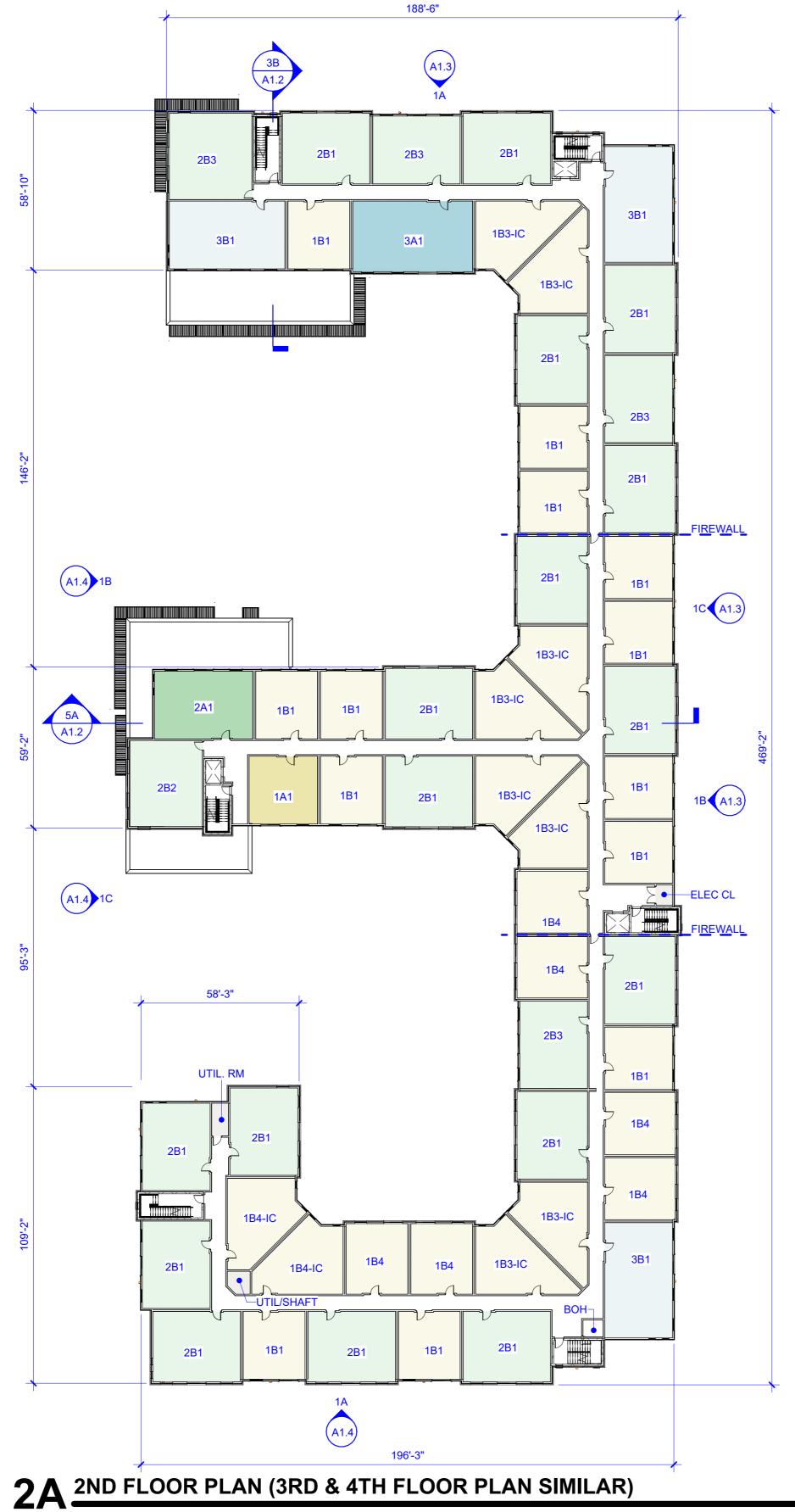
GRAND TOTAL





3A TYPICAL 1 BED ENLARGED PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: A1.1



SCALE: 1" = 30'-0"



115 South 15th Street Suite 200 Richmond, VA 23219 804.343.7100



187'-6"

F=======

POOL & DECK AREA

L==========

3A A1.1

> 3B A1.1

FENCE LINE, TYP
 REF LANDSCAPE
 DRAWINGS

__POOL EQUIP BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



4611 Walmsley Blvd Richmond, VA 23234

No. Revision

1C A1.3

-MAINT. SHOP

1B A1.3

Special Use Permit	Date 05/29/2025

Not Approved for Construction

BLDG 1 - FLOOR PLANS AND TYPICAL UNITS

Drawing Number
A1.1

______Sheet of

1 A 1ST FLOOR PLAN

SCALE: 1" = 30'-0"

LEASING_ LOBBY

KNOX -BOX

FIRE ALARM PANEL

A1.4 1B

5A A1.2

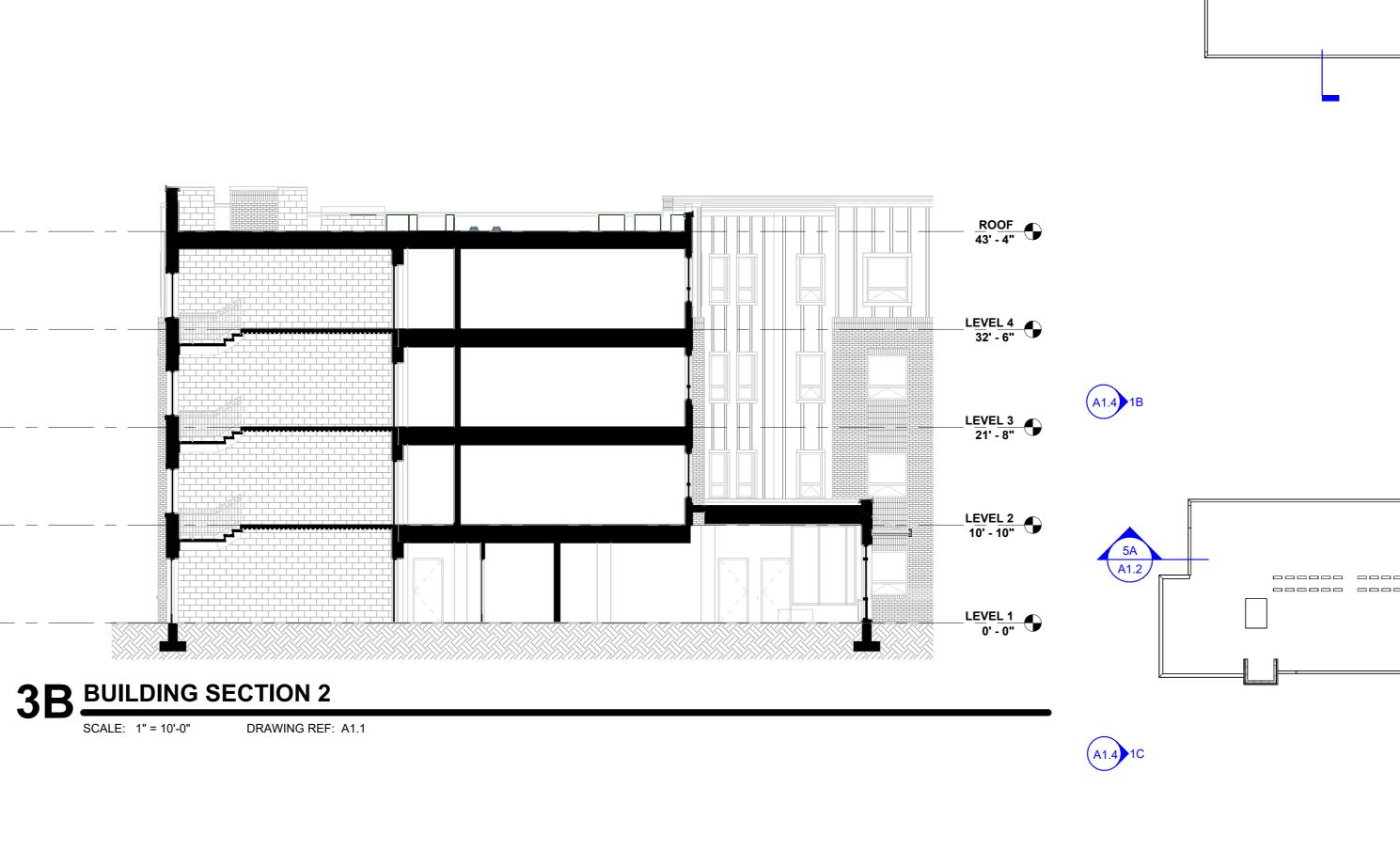
A1.4 1C

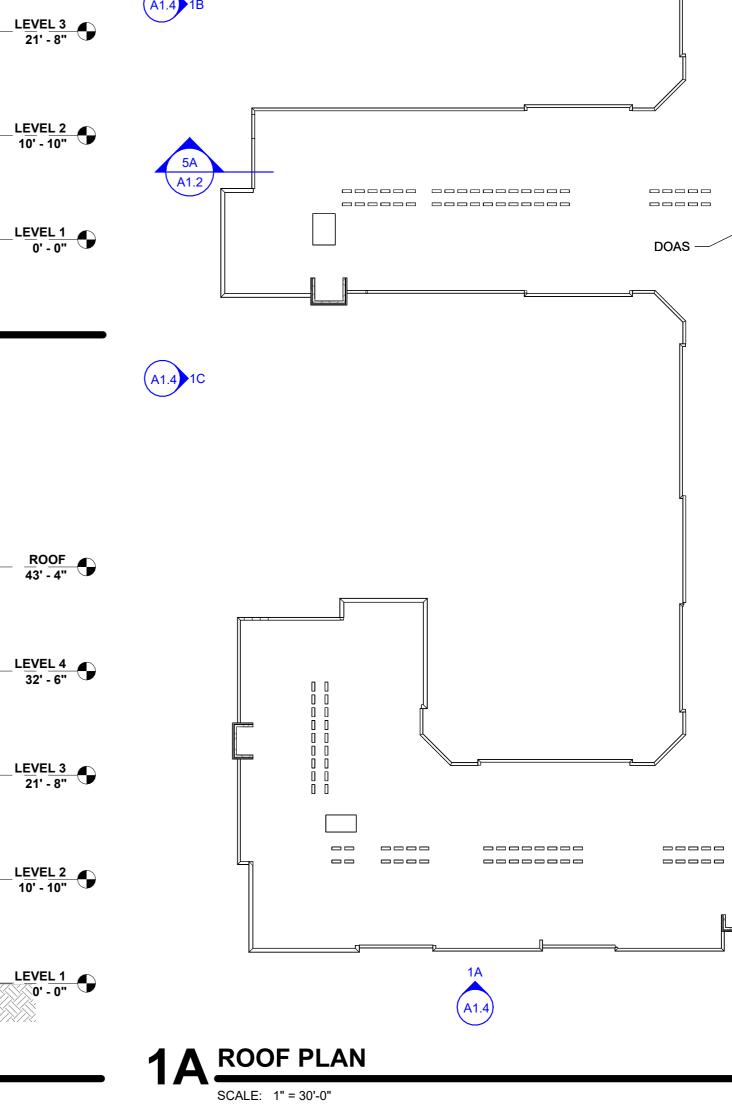
RESIDENT



BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces





UNIT RTU, TYP.

□ -----

Walmsley Multifamily

4611 Walmsley Blvd Richmond, VA 23234

1B A1.3

STAIR ROOF

STAIR ROOF ACCESS

05/29/2025 Special Use Permit

Not Approved for Construction

BLDG 1 - ROOF PLAN AND **SECTIONS**

A1.2

Project Number 35180

5A BUILDING SECTION 1

SCALE: 1" = 10'-0" DRAWING REF: A1.1 

DRAWING REF: A1.1



1B EAST ELEVATION - PART 1

DRAWING REF: A1.1

DRAWING REF: A1.1



Project Number 35180

Drawing Number

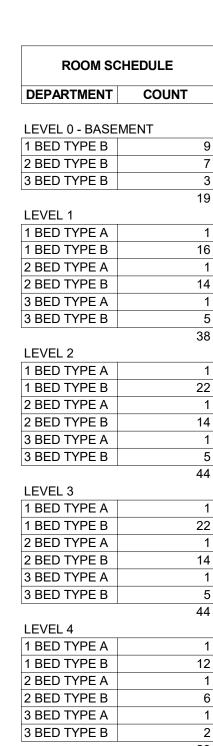
A1.3

05/29/2025

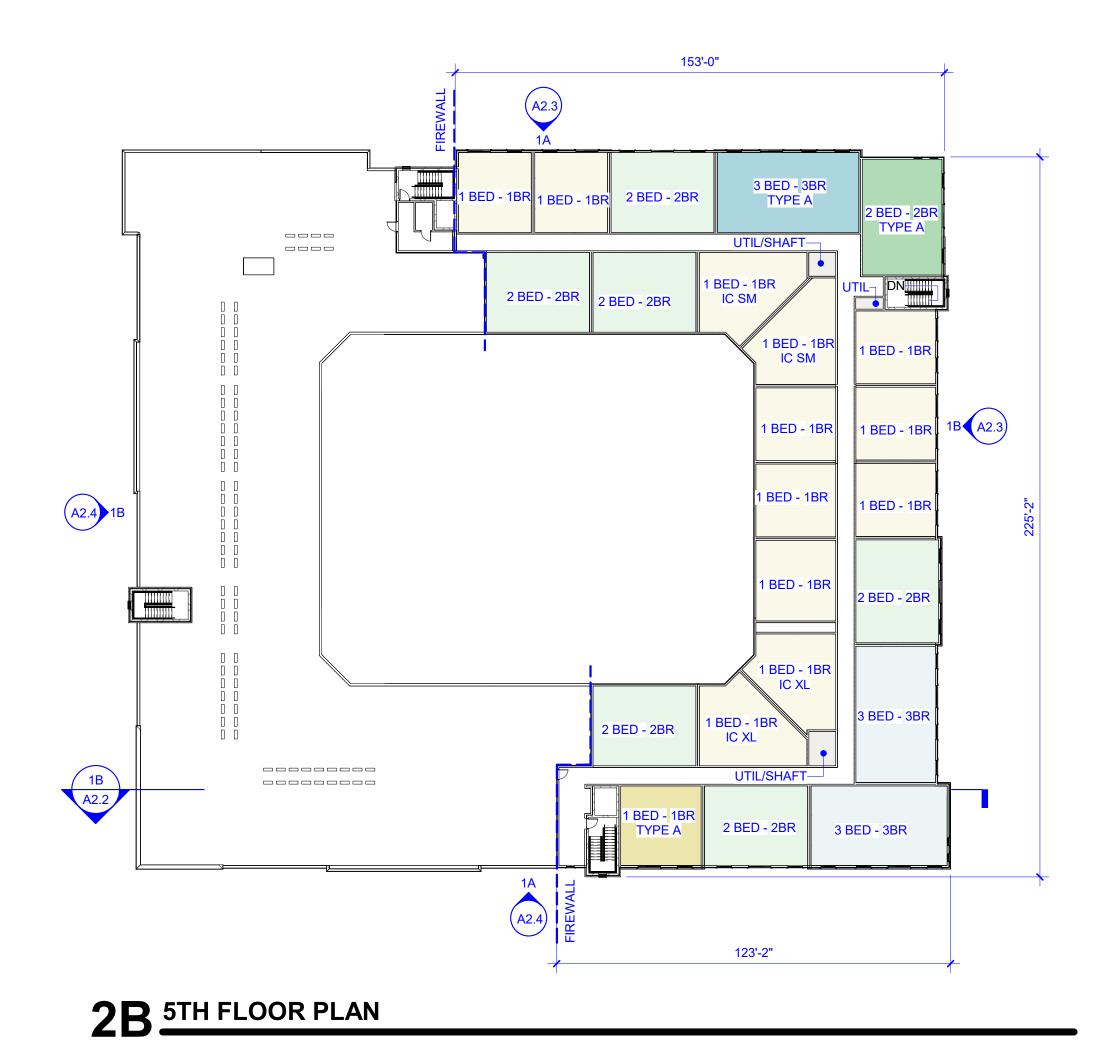
Richmond, VA 23234

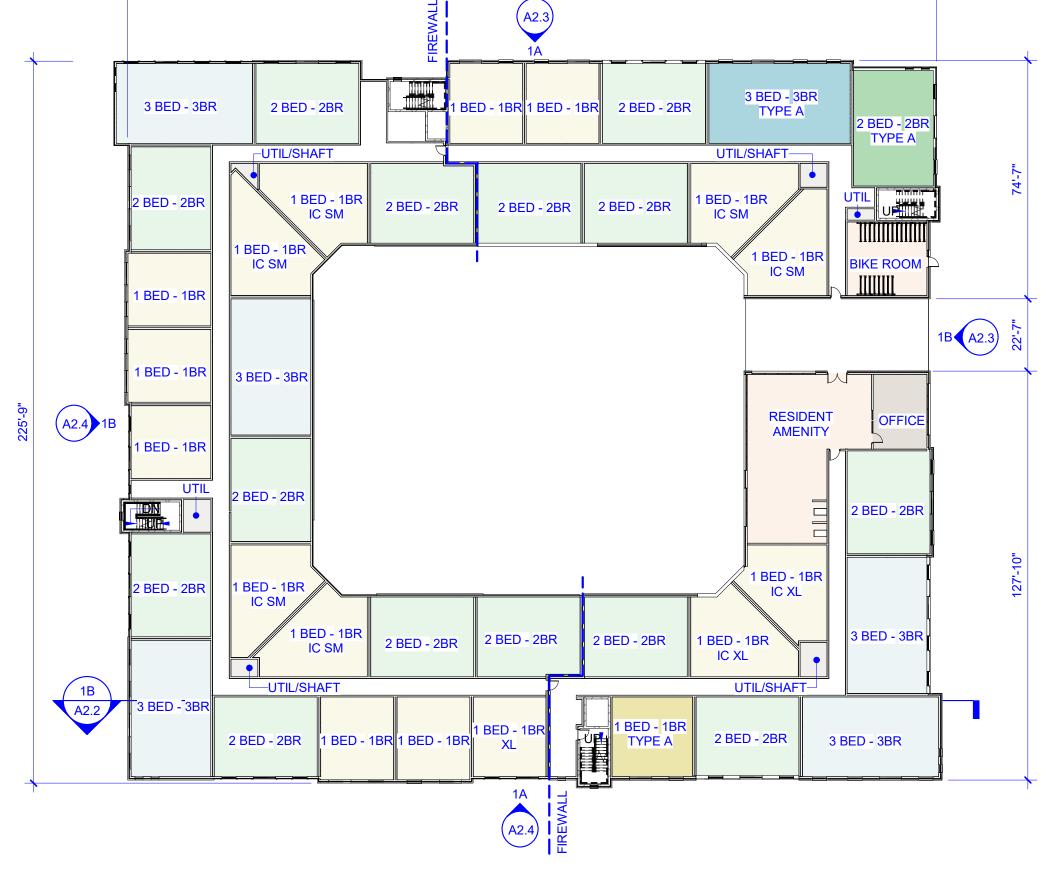


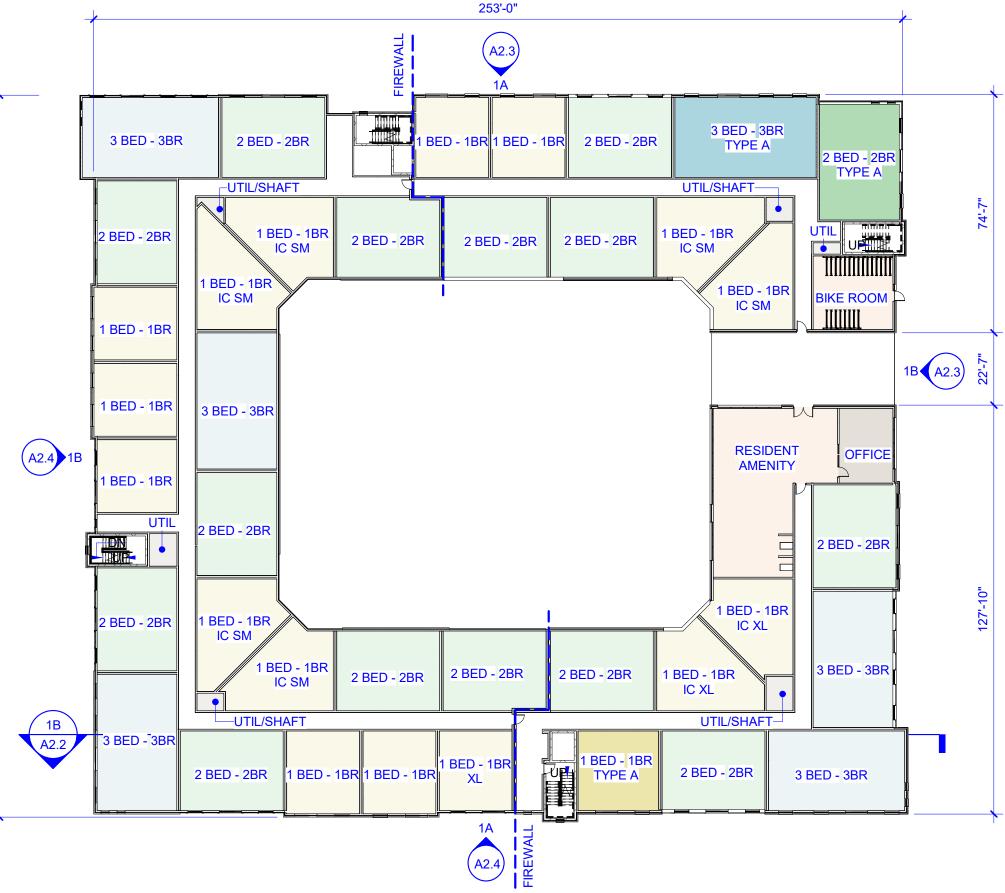




Grand total: 168









115 South 15th Street Suite 200 Richmond, VA 23219 804.343.7100



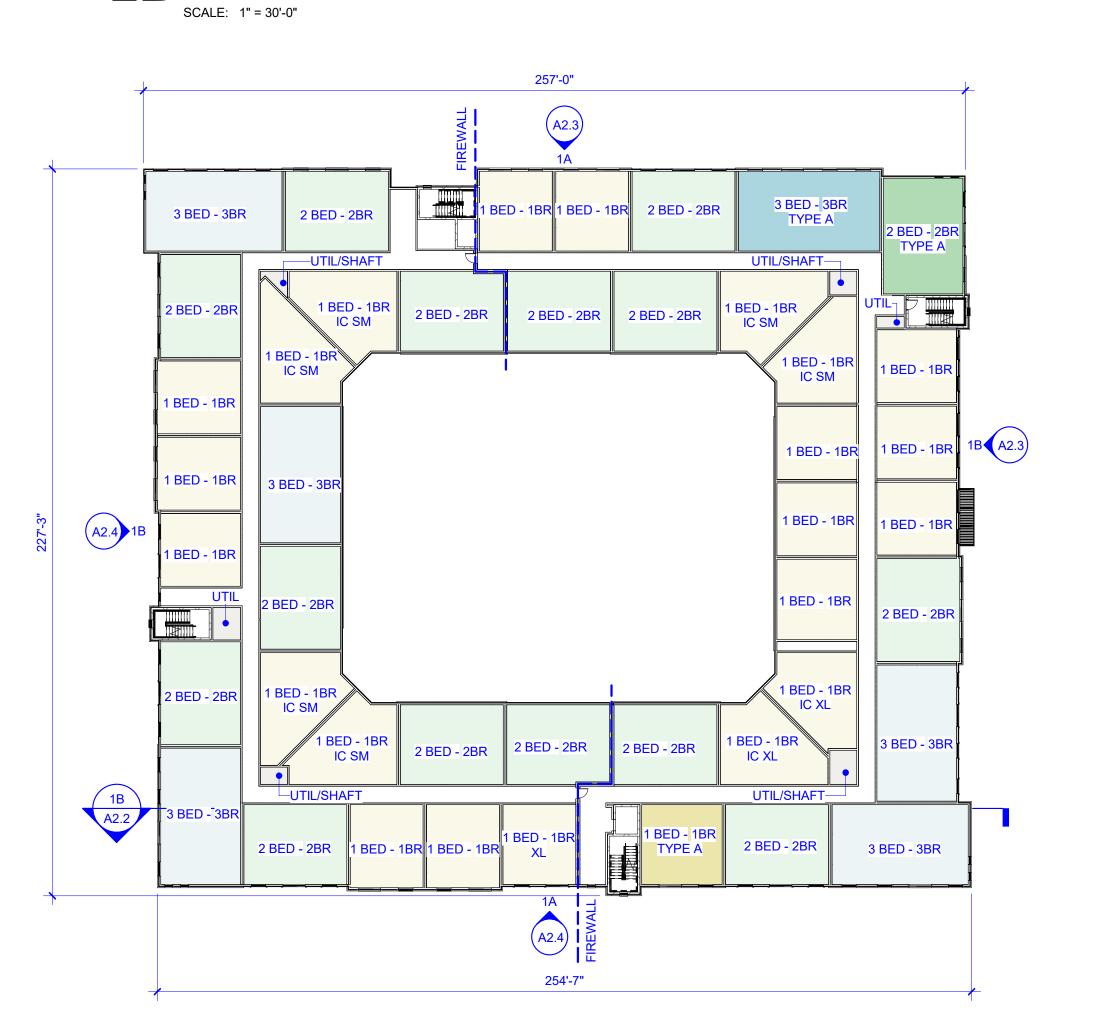
BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

1B 2ND FLOOR PLAN



1A 1ST FLOOR PLAN



2A 3RD FLOOR PLAN (4TH FLOOR PLAN SIMILAR)

4611 Walmsley Blvd Richmond, VA 23234 Date

Walmsley Multifamily

d for	Date
pecial Use Permit	05/29/20

Not Approved for Construction

BLDG 2 - FLOOR PLANS

A2.1



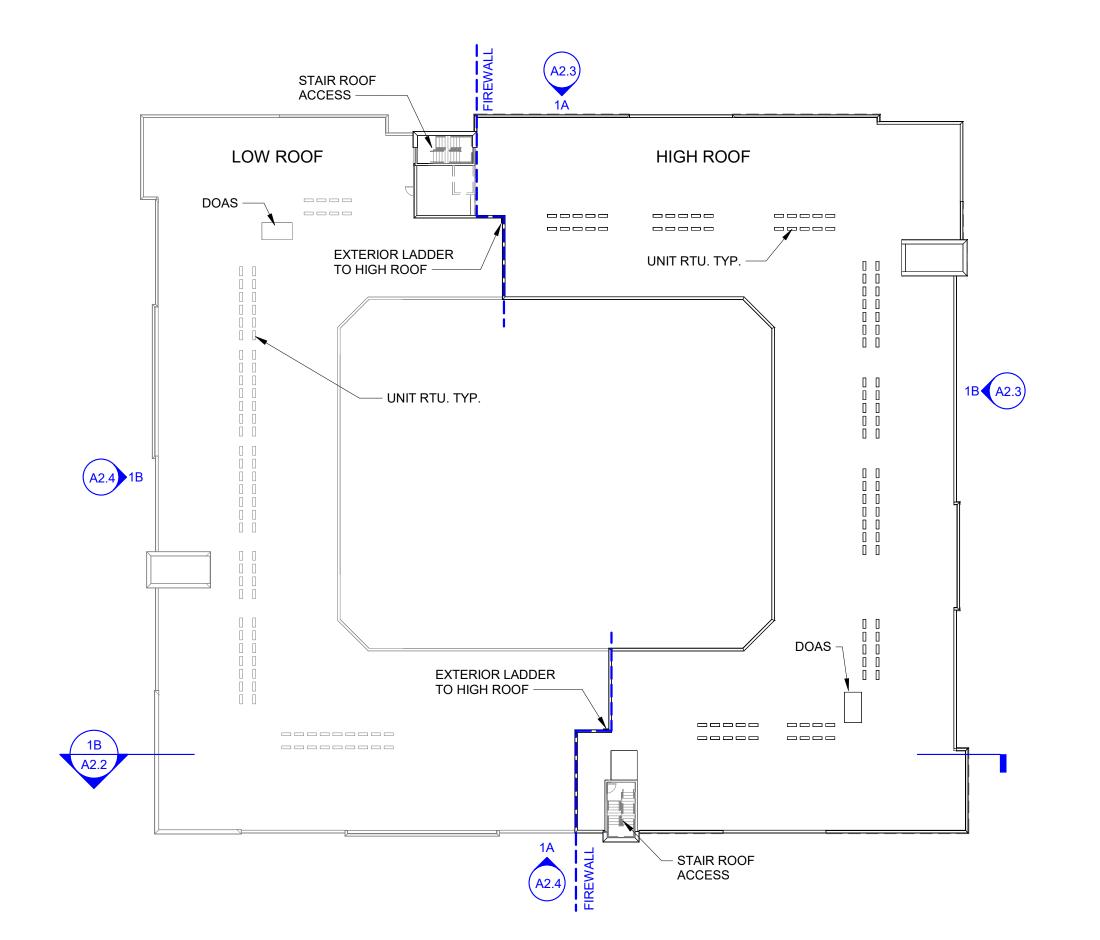


BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

ROOF 54' - 2" LEVEL 4 43' - 4" LEVEL 3 32' - 6" LEVEL 2 21' - 8" LEVEL 1 10' - 10" LEVEL 0 - BASEMENT 0' - 0"

1B BUILDING SECTION 1

SCALE: 1" = 10'-0" DRAWING REF: A2.1



1A ROOF PLAN

SCALE: 1" = 30'-0"

Waln	nsley Multifar	nily
4611 Wa	almsley Blvd	
- : .	1) / 4 0000 /	

No. Revision	Date	Appvd
Issued for	Date	
Special Use Permit	05/2	9/2025
Not Approved for Construction		
BLDG 2 - ROOF PL	AN AI	ND
SECTION		
Drawing	Number	
۸2	2	





BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

MTL COPING, TYP — VINYL OR ROOF 54' - 2" **FIBERGLASS** WINDOWS WITH OPERABLE VENT, TYP FIBER CEMENT SIDING, SID-1 — LEVEL 4 43' - 4" LEVEL 3 32' - 6" LEVEL 2 21' - 8" PEDESTRIAN BREEZEWAY —— LEVEL 1 10' - 10" PRE-MANUFACTURED CANOPY, TYP ALUMINUM STOREFRONT SYSTEM AT GRADE, TYP

1B EAST ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1



1A NORTH ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1

Not Approved for Construction
BLDG 2 - EXTERIOR

Special Use Permit

4611 Walmsley Blvd

Richmond, VA 23234

BLDG 2 - EXTERIOR ELEVATIONS

Walmsley Multifamily

A2.3

Sheet of

Date

05/29/2025



RICHMOND, VA 23218-0400





1B WEST ELEVATION SCALE: 1" = 10'-0" DRAWING REF: A0.1



4611 Walmsley Blvd Richmond, VA 23234

05/29/2025 Special Use Permit Not Approved for Construction

BLDG 2 - EXTERIOR **ELEVATIONS**

A2.4

Project Number 35180

1A SOUTH ELEVATION

DRAWING REF: A0.1

SCALE: 1" = 10'-0"

Brian K. Jackson
D: 804.771.9545
bjackson@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com 2100 East Cary Street | Richmond, VA 23223 P: 804.771.9500 | F: 804.644.0957

June 25, 2025

BY HAND DELIVERY AND EMAIL – kevin.vonck@richmondgov.com

Kevin Vonck, Director Department of Planning & Development Review 900 East Broad Street, Suite 511 Richmond, VA 23219

RE: Revised Applicant's Report for Special Use Permit Application for Noon Cottrell Multifamily, LLC (the "Applicant"), to develop an affordable multifamily residential development at Walmsley Blvd and Cottrell Road, Richmond, VA.

Dear Mr. Vonck:

On behalf of the Applicant, the undersigned submits this Revised Applicant's Report in connection with its Special Use Permit Application to allow the development of an affordable multifamily residential development on several parcels known as 4611 Walmsley Blvd, 3609 Cottrell Road, 3616 Cottrell Road, and a portion of 4705 Walmsley Blvd, collectively consisting of approximately 10.82 acres, and identified more particularly as Tax Parcel Nos. C0080829098, C0080829082, C0080948018, and C0080829090, respectively (collectively, the "Property"). The Applicant's affiliate, Walmsley Property, LLC, is the owner of 4611 Walmsley Blvd and 3609 Cottrell Road. The Applicant and/or its affiliate is the contract purchaser of 3616 Cottrell Road and a portion of 4705 Walmsley Blvd.

The Project (defined below) is shown on the concept plans, site survey and other development plans submitted with the Application dated June 10, 2025 (collectively the "Project Plans"), which include a preliminary layout of the site and the Project, as well as the character of the proposed improvements. Accordingly, the Applicant is requesting that the Project Plans also serve as the final plan to be approved by the Planning Commission and the City Council in accordance with Section 30-456.9 of the City of Richmond Zoning Ordinance.

1. <u>Introduction and Applicant's Background</u>. The Applicant is an affiliate of Lynx Ventures, Inc., a mission-oriented firm committed to inclusive and thoughtful development, which is in line with the goals of the Richmond 300 Plan. Lynx Ventures has created over 1,500 mixed-income units in the Richmond region over the past 20 years. It has developed multiple properties under the federal Low-Income Housing Tax Credit program. The Applicant has experience in handling complex developments, with most projects incorporating multiple phases, uses, income levels, and investors/lenders.

In continuance with its mission, the Applicant desires to develop an affordable, multifamily development, in multiple phases, with up to 402 units and 410 parking spaces (the "Project"). The Project is consistent with the goals of both the Applicant and the City of Richmond (the "City"), which focus on benefiting the community and providing more inclusive housing within the City. For the foregoing reasons, the Applicant is well-poised to develop the Property in a manner that aligns with the goals of the City and the Richmond 300 Plan.

- 2. <u>Property and Surrounding Area</u>. The Property consists of three parcels and a portion of a fourth parcel collectively located in the City's Broad Rock Planning District near the intersection of Broad Rock Blvd and Walmsley Blvd. The Property has a land area of approximately 10.82 acres. Currently, the Property is a mix of vacant land and wooded, undeveloped land. The surrounding area consists of a large number of single-family residential homes and commercial properties.
- 3. <u>Current Zoning</u>. Parcels C0080948018, C0080829082, and C0080829098 are zoned within the R-3 Single Family Residential District. Parcel C0080829090 is zoned within the B-2 Business (Community Business) District. Parcels C0080829082, C0080829098 and C0080829090 were subject to Special Use Permit 2006-306 (the "2006 SUP") that limited the use of the property to single-family homes, which has since expired and terminated due to the failure to procure building permits pursuant to section 3(b) of the 2006 SUP.
- 4. Proposed Project Plan and SUP Request. The Applicant desires to develop the Project in multiple phases, as shown on the Project Plans. The Project includes up to 402 dwelling units in two multistory buildings. Phase 1 of the Project is expected to break ground in 2026 and introduce up to approximately 132 residential units, as shown on pages C5.00-C5.02 in the Project Plans. Additionally, Phase 1 will include construction of key elements and amenities, such as the stormwater retention pond, the first community courtyard, and the pool. Integral structural improvements will also be completed in Phase 1, including a street connecting to Walmsley Boulevard and Cottrell Road, a pedestrian footpath to Dorset Road, and construction of parking facilities with trash services. Together, these components form the backbone of the Project, ensuring early activation of both housing and open space, as well as connections to the surrounding community.

The subsequent phases of the Project will continue the residential construction, adding the remaining units to complete the Project. The remaining phases will include construction of additional surface parking, streetscape enhancements (particularly along Cottrell Road), landscaping and screening elements, and the second and third community courtyards. The sequencing of the subsequent phases will be coordinated with infrastructure layout and subject to City review and approval at each stage.

Utilities will be connected to public water and sewer mains. Storm or surface water shall not be allowed to accumulate on the Property. The Applicant, 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.

The Project is projected to generate approximately 2,640 total vehicles trips (of one way travel, which equates to 1,320 round trips) per weekday at final completion with all phases constructed, an amount that should be easily absorbed by the surrounding road network with relatively minimal changes in the current traffic pattern.

Moreover, the Project will feature numerous amenities including multiple courtyards, an outdoor swimming pool and play area, a community room and lounge, and an indoor fitness room. The Project provides ample parking for future residents and guests with up to 410 parking spaces. Additionally, the Project directly addresses the City's goals of affordable housing by utilizing 4% Low Income Housing Tax Credits and following the 2024 Virginia Housing Minimum Design and Construction Requirements.

The exterior aesthetic of the Project is intended to modulate between the commercial context of the properties to the northeast at the Walmsley and Broad Rock intersection and the surrounding one and two-story homes in the adjacent residential streets. The Project will use materials common in the area such as brick and panel siding and drawing inspiration from Richmond's many Art Deco brick buildings.

As a result of the current zoning uses, the Applicant is requesting a Special Use Permit ("SUP") to allow the Applicant to construct and operate an affordable, multifamily development on the Property, consistent with the Project Plans. Approving the SUP will allow the Applicant to provide residents of the City with additional affordable housing opportunities while maintaining the familial integrity of the current neighborhood.

5. The Richmond 300 Plan and City Goals. The Property is designated as a "Micro Node" in the Richmond 300 Plan. Micro Nodes are a notable place in a neighborhood that provides goods and services primarily to the immediate residents but may also attract visitors. The Richmond 300 Plan designates the Property's future use as a mix of Neighborhood Mixed-Use and Community Mixed-Use. The City aims to increase affordable housing while maintaining notable neighborhoods that serve the current and future residents. In line with these observations and goals, the Project poses a great opportunity to redevelop the current vacant lot and provide additional affordable housing to the City's residents.

The Project will provide hundreds of new, high-quality units at affordable rates. The Project supports the City's objective to create "10,000 new affordable housing units for low and very low-income households over the next 10 years."

Additionally, where feasible, the Applicant will keep trees in addition to planting new trees and greenery that will front Cottrell Road and Walmsley Blvd. The Applicant will plant trees throughout the parking lot and sidewalks on the Property. After the completion of the Project, there will be as many, if not more, trees and shrubs on the Building Site than exist today. This was intended to coincide with the City's goal to increase the tree canopy and overall green spaces throughout the city.

- 6. <u>Community Benefits.</u> Approval of the SUP will allow the Applicant to further the City's affordable housing development goals. This Project is a unique opportunity to bring new housing to a currently undeveloped property in an area identified by the City for increased development.
- 7. <u>Community Support of the Application</u>. This Property is not located within an area served by a City-listed neighborhood association or civic association. The Applicant presented the Project Plans to Councilwoman Reva M. Trammell, who has provided a letter of support, which is attached to this application.
- 8. <u>Jurisdictional Requirements, Suitability, and Findings of Fact</u>. All of the general jurisdictional requirements for approval of the requested SUP are satisfied for the following reasons:
- (a) The Project will not be detrimental to the safety, health, morals and general welfare of the community. The Project will provide high quality, affordable housing and will inspire other redevelopment opportunities in the surrounding area.
- (b) The Project will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The development of the Project should have no significant impact on congestion in the area. The infrastructure and road systems in place have ample capacity to handle the proposed use.
- (c) The Project will not result in hazards from fire, panic and other dangers. The Project will be developed in strict compliance with all applicable regulations for such development, including fire and other safety.
- (d) The Project will not tend to overcrowd the land and cause an undue concentration of population. The Project will provide comfortable luxury housing to numerous existing residents and new residents of the City and will not contribute to the overcrowding of land.
- (e) The Project will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other requirements, conveniences, and improvements. The previously mentioned City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed use of the Property will enhance the area without affecting existing public facilities.
- (f) The Project will not interfere with adequate light and air. No improvements will be constructed on the Property that would create such impediments or that will have any impact on the supply of adequate light and air.
- 9. <u>Conclusion</u>. The Property is ripe for redevelopment that will continue the rejuvenation of this area of the City. Approval of the SUP will allow the Applicant to develop high quality and much-needed affordable housing within the City by creating new rental units on vacant property. The Project does not displace current residents, but is fully additive to the community. The Project 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. Based on the foregoing Revised Applicant's Report, we respectfully request that the Planning Commission and the Richmond City Council approve the Application for the SUP.

Thank you for your consideration of this Revised Applicant's Report and the Application. Please feel free to contact me at <u>Bjackson@hirschlerlaw.com</u> or (804) 771-9545, if you have any questions or require additional information.

Sincerely,

Brian K. Jackson

/afw

cc: The Honorable Reva Trammell, Richmond City Council 8th District Representative - reva.trammell@rva.gov

Rick Bishop, Liaison for Councilmember Reva M. Trammell - richard.bishop@rva.gov Matthew Ebinger, Principal Planner - Matthew.Ebinger@rva.gov Noon Cottrell Multifamily, LLC

17424867.11 043312.00008



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

https://rva.gov/planning-development-review

Application is hereby submitted for: (check one) [X] special use permit, new			
special use permit, new		PA	RT 1 OF 3
☐ special use permit, text only amendment			
a special use permit, text only amendment			
Project Name/Location Property Address: 3609 Cottrell Road and 4611 Walmsley Blvd Richm Parcel I.D. #: c0080829098 & C0080829082 Fee: \$3600	ond, VA 23234	_Date:	8/2/2024
Parcel I.D. #: c0080829088 & C0080829082 Fee: \$3600 Total area of affected site in acres: 7.7321 acres			
(See page 6 for fee schedule, please make check payable to the "City of	Richmond")	-	
Zoning Current Zoning: _R-3			
Richmond 300 Land Use Designation: Micro Node		====	
Proposed Use (Please include a detailed description of the proposed use in the required a Multifamily Residential Existing Use:			
Is this property subject to any previous land use cases? Yes No X If Yes, please list the Ordinance Number: The SUP granted in ordinance 2006-306 has since	Ordinance 2006 been terminated		ull and void.
Applicant/Contact Person: Noon Cottrell Phase I Multifami	ly, LLC c/o Brian	Jackson, Esq.	
Company			
Mailing Address: 2100 E. Cary Street			
City: Richmond		_ Zip Code:	23223
Telephone: _(<u>804 </u>) <u>771-9545</u>	Fax: _()	
Email: BJackson@Hirschlerlaw.com			
Property Owner: Walmsley Property, LLC			
If Business Entity, name and title of authorized signee:	John Gregory,	Principal	
(The person or persons executing or attesting the execution of this Applica she has or have been duly authorized and empowered to so execute or att	tion on behalf of the C est.)	company certifies	that he or
Mailing Address: 7 E 2nd St			
City: Richmond	State: VA	Zip Code:	23224
Telephone: _() 804-514-8990	Fax: _()	
Email: jgregory@lynxventures.com			
\bigcirc			
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.

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

https://rva.gov/planning-development-review

Application is hereby submitted for: (check one) ☑ special use permit, new ☐ special use permit, plan amendment ☐ special use permit, text only amendment			PART 2 OF 3
Project Name/Location Property Address: 3616 Cottrell Road a Richmond, VA 23234 Parcel I.D. #: C0080948018 Fee: Total area of affected site in acres: 1.597 acres		Date:	8/2/2024
(See page 6 for fee schedule, please make check payable to the "City of	Richmond")		
Zoning Current Zoning: R-3			
Richmond 300 Land Use Designation: Micro Node			
Proposed Use (Please include a detailed description of the proposed use in the required Multifamily Residential Existing Use:			
Is this property subject to any previous land use cases? Yes No X If Yes, please list the Ordinance Number:	3		
Applicant/Contact Person: Noon Cottrell Phase I Multifam	ily, LLC c/o Br	ian Jackson, E	sq.
Company:Hirschler Mailing Address:2100 E. Cary Street			
City: _Richmond	_ State: <u>VA</u>	Zip Code	23223
Telephone: <u>(804) 771-9545</u> Email: BJackson@Hirschlerlaw.com	_ Fax: _()	
Property Owner: LOWMAN FRANK A TRUSTEE AND If Business Entity, name and title of authorized signee:		YMOND C ANI	
(The person or persons executing or attesting the execution of this Application she has or have been duly authorized and empowered to so execute or at		he Company certi	fies that he or
Mailing Address: 94 Timber Ridge Dr. City: Beckley	State: WV	Zip Code	25801
Telephone: _(304)_222-3183 Email:flowman1928@verizon.net	_ Fax: _()	
Property Owner Signature: Frank Lowman	08/05/24	Thelma W. C	08/06/24

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

https://rva.gov/planning-development-review

Application is hereby submitted for: (check one) Solution is permit, new			
special use permit, plan amendment			
special use permit, text only amendment			PART 3 OF 3
Special use permit, text only amendment			
Project Name/Location Property Address: 4705 Walmsley Blvd Richmond, V	A 23234	Date:	8/2/2024
Parcel I.D. #: <u>C0080829090</u> Fee:			
Total area of affected site in acres: 1.47 acres			
(See page 6 for fee schedule, please make check payable to the "City of	Richmond")		
Zoning			
Current Zoning: B-2			
Richmond 300 Land Use Designation: Micro Node			
•			
Proposed Use (Please include a detailed description of the proposed use in the required a Multifamily Residential			
Existing Use: Vacant			
Is this property subject to any previous land use cases?			
Yes No			
If Yes, please list the Ordinance Number:	Ordinance 200	06-306.	
The SUP granted in ordinance 2006-306 has since	oeen terminated	and deemed n	ull and void.
Applicant/Contact Person: Noon Cottrell Phase I Multifami	ly, LLC C/O Bilai	ii Jacksoli, Esq	
Company: Hirschler			
Mailing Address: 2100 E. Cary Street	State: VA	Zip Code	23223
City: Richmond	Fax: (Zip Code	23223
Telephone: (804) 771-9545	1 ax(_)	
Email: BJackson@Hirschlerlaw.com			
Property Owner: El O Ella Inc., a Virginia corporation			
If Business Entity, name and title of authorized signee:	Ana Alas, Pre	eident	
If Business Entity, name and title of authorized signed.	_Alla Alas, I Id	SSIGCITE	
(The person or persons executing or attesting the execution of this Applicat she has or have been duly authorized and empowered to so execute or attentions.)	tion on behalf of the est.)	Company certifies	that he or
Mailing Address: 15107 Willow Hill Lane			
City: Chesterfield	State: VA	Zip Code:	23832
Telephone: (804) 548-3962	Fax: _()	
Email: analuisa7217@gmail.com			
Authentiside			
Property Owner Signature: Ana Alas	08/05/24	F	

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)



The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below *<u>and include the corresponding sheet number when asked to provide locations*</u> to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219

Version: 7/2020 DJ



FD LETTERHEAD FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

- 1. Is this new construction or a rehabilitation project? New construction.
- 2. What is the height of the building(s)? How many stories? TBD
- 3. Is there an accessory parking garage or parking garage levels? No.
- 4. Are any levels below street level or below grade? No.

Building Occupant Egress

- 5. Provide locations of roof access points on the plans. TBD
- 6. If there is a basement or floors below street level, provide locations for egress on the plans. N/A
- 7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number. N/A
- 8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued. N/A

Suppression Systems

- 9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans. TBD
- 10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans TBD
- 11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans. TBD
- 12. Fire pump(s). Provide the location on the plans. TBD
- 13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans. N/A, this building is not classified as a high-rise building.
- 14. Sprinkler shut off valve. Provide the location on the plans. TBD
- 15. Sprinkler connections. Provide the FDC location on the plans in red ink please. TBD

Hydrants & Fire Department Connections

- 16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans. Understood.
- 17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code. Understood.
- 18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

 Understood.
- 19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet. Understood.

Emergency Vehicle Access to Site

- 20. New construction projects require at least (2) two roads for emergency vehicles to access the site and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features. Understood.
- 21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs. Understood.
- 22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required. Understood.
- 23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside. Understood.
- 24. New construction projects may require access to all sides of the building for emergency vehicles. Understood.

Environmental Concerns

- 25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office. No.
- 26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.? No.

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FD LETTERHEAD

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office. No.

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CITY OF RICHMOND, VA Department of Planning and Development Review Land Use Administration Division

900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT Applicant must complete ALL items
HOME/SITE ADDRESS: APARTMENT NO/SUITE
APPLICANT'S NAME: Noon Cottrell Phase I Multifamily, LLC c/o Brian Jackson, Esq. EMAIL ADDRESS: bjackson@hirschlerlaw.com
BUSINESS NAME (IF APPLICABLE): Hirschler
SUBJECT PROPERTY OR PROPERTIES: 3609 Cottrell Road and 4611 Walmsley Blvd Richmond, VA 23234
APPLICATION REQUESTED
☐ Plan of Development (New or Amendment)
☐ Wireless Plan of Development (New or Amendment)
■ Special Use Permit (New or Amendment)
☐ Rezoning or Conditional Rezoning
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
□ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER Owner must complete <u>ALL</u> items
Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.
PROPERTY OWNER: Walmsley Property, LLC
PROPERTY OWNER ADDRESS: 7 E 2nd St. Richmond, VA 23224
PROPERTY OWNER EMAIL ADDRESS: jgregory@lynxventures.com
PROPERTY OWNER PHONE NUMPER. 804.514.8990
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.

attorney.



CITY OF RICHMOND, VA Department of Planning and Development Review Land Use Administration Division 900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT Applicant must complete ALL items
HOME/SITE ADDRESS: 3616 Cottrell Road Richmond, VA 23234 APARTMENT NO/SUITE
APPLICANT'S NAME: Noon Cottrell Phase Multifamily, LLC c/o Brian Jackson, Esq. EMAIL ADDRESS: bjackson@hirschlerlaw.com
BUSINESS NAME (IF APPLICABLE): Hirschler
SUBJECT PROPERTY OR PROPERTIES: 3616 Cottrell Road Richmond, VA 23234
APPLICATION REQUESTED
☐ Plan of Development (New or Amendment)
☐ Wireless Plan of Development (New or Amendment)
■ Special Use Permit (New or Amendment)
☐ Rezoning or Conditional Rezoning
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
□ Community Unit Plan (Final, Preliminary, and/or Amendment)
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf. PROPERTY OWNER: LOWMAN FRANK A TRUSTEE AND LOWMAN RAYMOND C AND THELMA W PROPERTY OWNER ADDRESS: 94 Timber Ridge Dr. Beckley, West Virginia 25801 PROPERTY OWNER EMAIL ADDRESS: flowman 1928@verizon.net PROPERTY OWNER PHONE NUMBER: 304-222-3183 Property Owner Signature: Frank Lowman 08/05/24 Thelma W. Lowman 08/06/24 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.

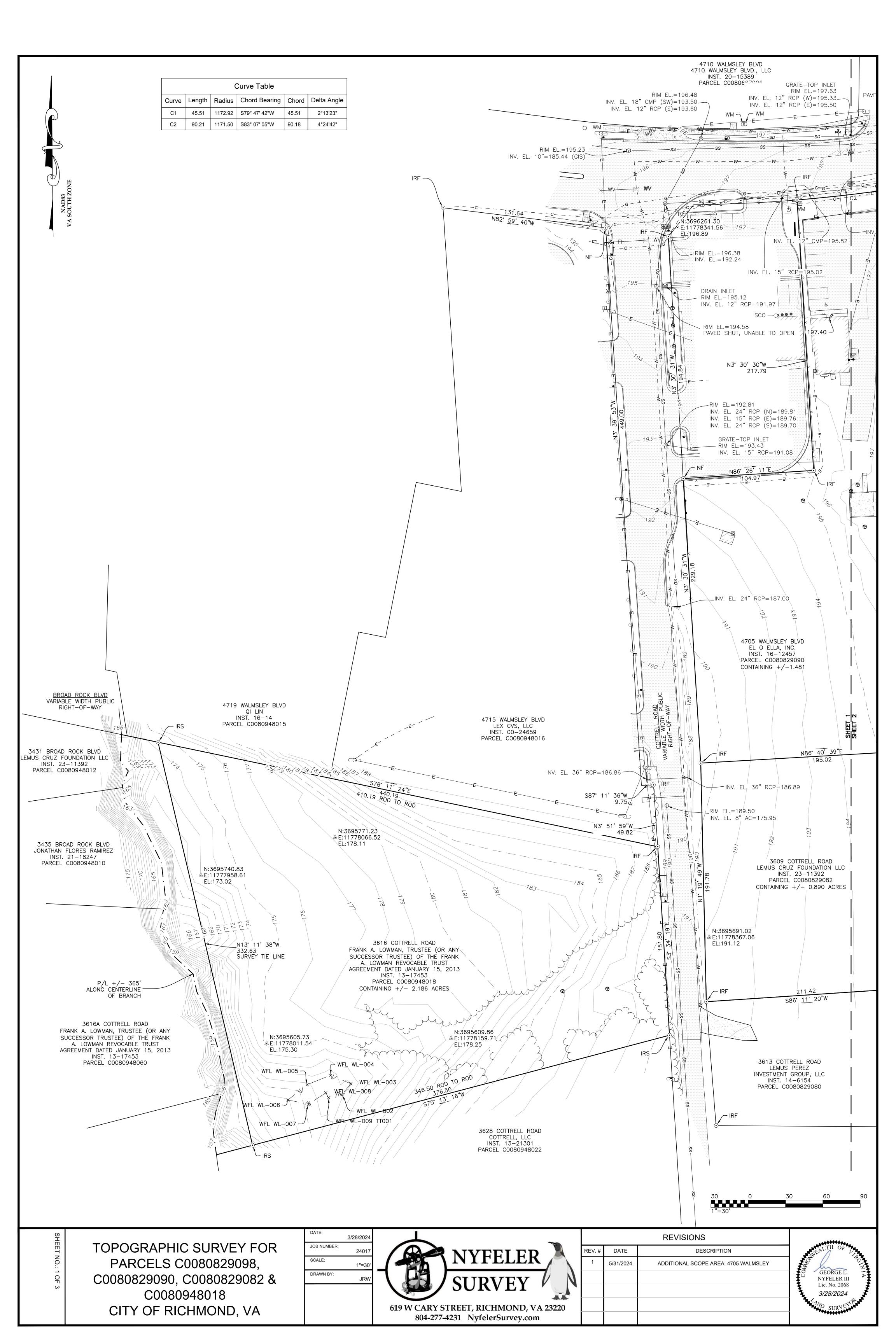


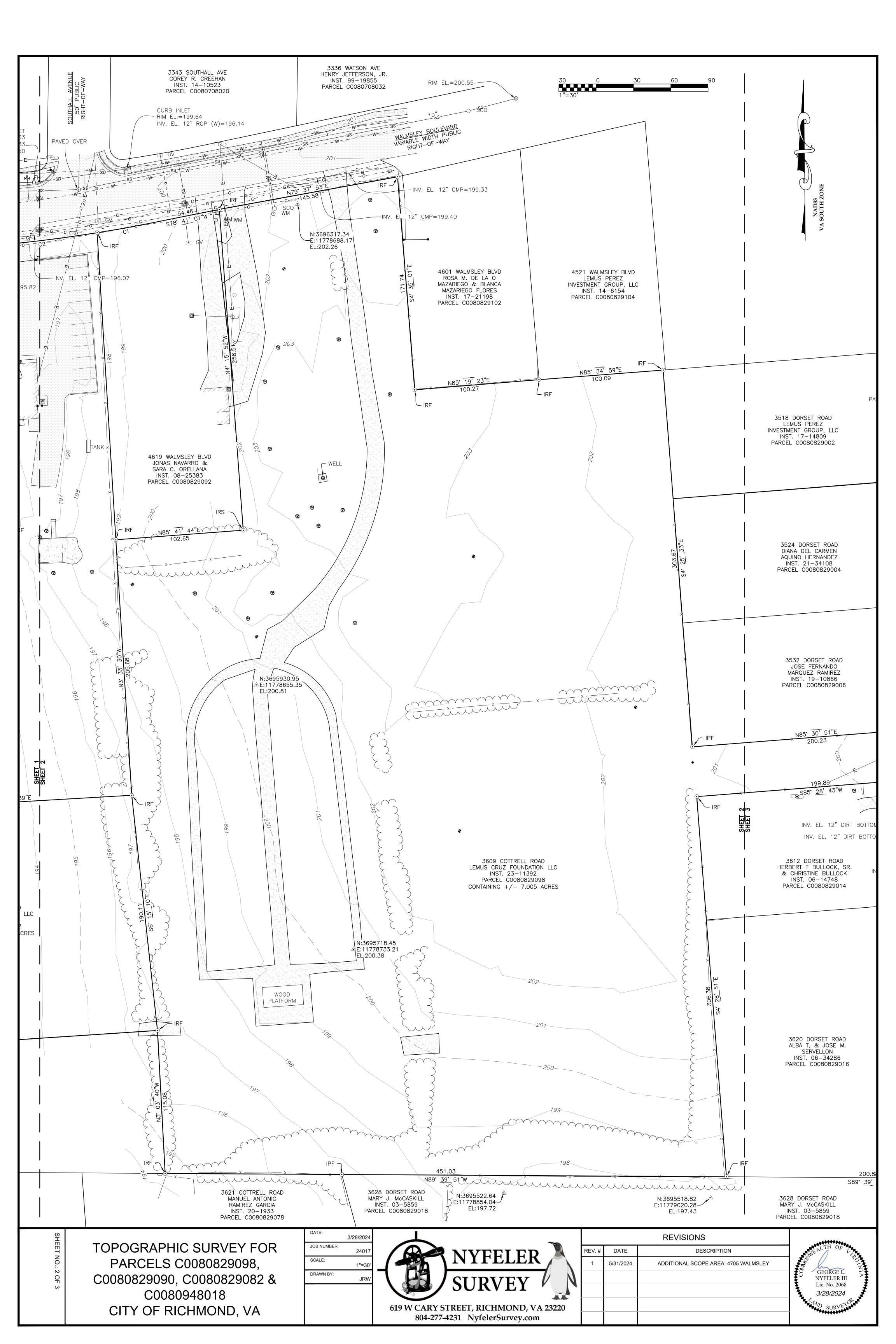
CITY OF RICHMOND, VA Department of Planning and Development Review Land Use Administration Division 900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

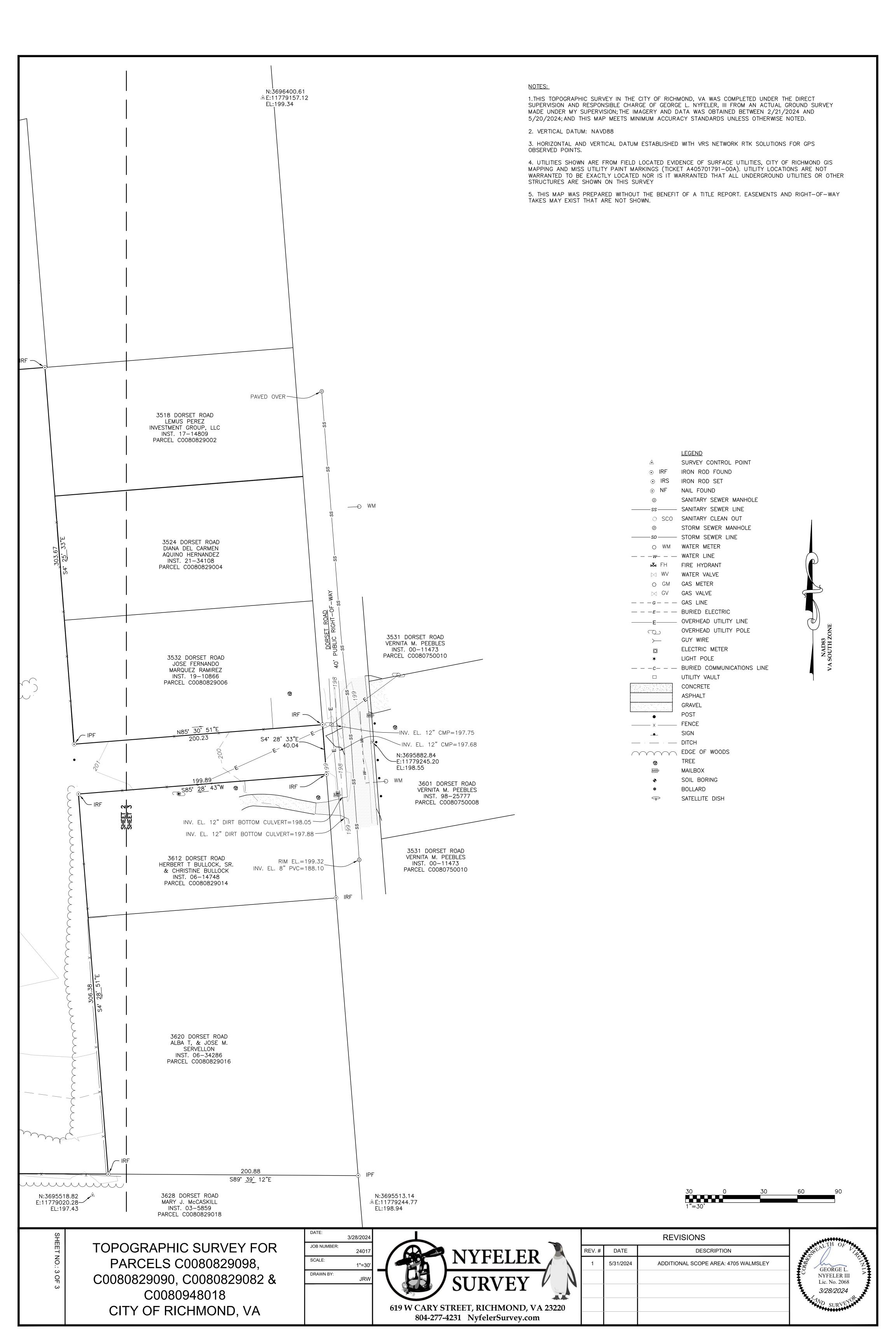
AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT Applicant must complete <u>ALL</u> items	
HOME/SITE ADDRESS: 4705 Walmsley Blvd Richmond, VA 23234 APARTMENT NO/SUITE	
APPLICANT'S NAME:Noon Cottrell Phase Multifamily, LLC c/o Brian Jackson, Esq. EMAIL ADDRESS:bjackson@hirschlerlaw.com	
BUSINESS NAME (IF APPLICABLE): Hirschler	
SUBJECT PROPERTY OR PROPERTIES: 4705 Walmsley Blvd Richmond, VA 23234	
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□ Community Unit Plan (Final, Preliminary, and/or Amendment)	
☐ Subdivision (Preliminary or Final Plat Correction or Extension)	

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf. PROPERTY OWNER: EI O Ella Inc., a Virginia corporation PROPERTY OWNER ADDRESS: 15107 Willow Hill Lane, Chesterfield, VA 23832 PROPERTY OWNER EMAIL ADDRESS: analuisa7217@gmail.com PROPERTY OWNER PHONE NUMBER: 804-548-3962 Property Owner Signature: 08/05/24 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









Special Use Permit

LOCATION: 3609 & 3616 Cottrell Road, 4611 & 4705 Walmsley Boulevard

APPLICANT: Susan Smith

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the properties known as 3609 Cottrell Road, 3616 Cottrell Road, 4611 Walmsley Boulevard and 4705 Walmsley Boulevard, for the purpose of two multifamily buildings, upon certain terms and conditions.

For questions, please contact Alyson Oliver at 804-646-5789 or alyson.oliver@rva.gov

