

Saunders, Richard L. - PDR

From: Brown, Jonathan W. - PDR
Sent: Tuesday, October 26, 2021 3:48 PM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR
Subject: FW: CORRECTION
Attachments: 6900 Patterson SUP Application Revision 05252021 .pdf; Plans & Survey.pdf; Adjacent County Parcel 6903 Edmonstone Ave.pdf; Patterson Row House.docx

Jonathan W. Brown
Senior Planner
Land Use Administration
900 East Broad St., Rm 511
City of Richmond, Virginia 23219
804-646-5734 (office)
Jonathan.Brown@rva.gov

-----Original Message-----

From: Moore, Jean [mailto:moo24@henrico.us]
Sent: Monday, October 18, 2021 2:44 PM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Cc: Emerson, Joe <eme@henrico.us>; Kennedy, Michael <ken08@henrico.us>; Blankinship, Lisa <bla55@henrico.us>; Sehl, Ben <seh@henrico.us>
Subject: FW: CORRECTION

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Jonathan,

Thank you for the opportunity to review the application for a Special Use Permit for properties located 6900-6904 Patterson Avenue in the City of Richmond. The application is to develop two parcels (.504 acres) located at the northeast intersection of Patterson Avenue (State Route 6) and Charles Street to allow 7 townhomes and on either side of an existing office use.

The surrounding properties to the south, east, west are located in the City of Richmond and appear to be office uses. The adjacent properties to the north are located in Henrico County and consist of the Duntreath single-family subdivision, zoned R-3 (One-Family Residence District). The R-3 District has a minimum lot area of 13,500 SF, lot width of 80' and front, interior side and rear setbacks of 45', 12' and 45', respectively. The County's 2026 Comprehensive Plan's designation for the properties to the north is Suburban Residential 2, where the density should not exceed 3.4 units per acre.

Based on the proposed layout, four new townhomes (lots 5-8) would front Charles Street and three townhomes would front Patterson Avenue (lots 1-3). It is unclear if the office on Lot 4 would be retained or converted for residential use. The surface parking area with 9 spaces would be located toward the rear (northeast) of the subject property and would

be accessed via Charles Street. In addition, a patio area, bike rack, and trash bins are also shown in the northeast corner of the site. The Henrico County Planning Department has reviewed the proposal and offers the following comments to mitigate potential impacts on the adjacent single-family development:

- The proposal would have most impact on the adjacent property to the north (GPIN 764-740-1014) addressed as 6903 Edmonstone Avenue. It consists of a single-family home built in 1902. To lessen impacts on the adjacent residential property, county planning staff recommends the unimproved 15' wide alley be maintained with the existing natural vegetation as a buffer. Also, if parking lot lighting is proposed county planning staff recommends pole height limits and lighting be directed downwards and away from the adjacent property.
- To mitigate noise impacts, it is recommended the pick-up of any centralized refuse containers (dumpsters) and parking lot cleaning be limited, ideally from 7:00 a.m. and 7:00 p.m.

Thank you considering these items,
Jean Moore

Jean M. Moore
Assistant Director
Henrico County Planning Department
4301 E. Parham Road
Henrico, VA 23228
804.501.4229 (w)
jean.moore@henrico.us (email)

“The best way to predict the future is to create it.” - Abraham Lincoln

-----Original Message-----

From: Emerson, Joe <eme@henrico.us>
Sent: Monday, October 18, 2021 11:21 AM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Cc: Sehl, Ben <seh@henrico.us>; Kennedy, Michael <ken08@henrico.us>; Moore, Jean <moo24@henrico.us>
Subject: Re: CORRECTION

Jonathan

Thanks for checking. We did have a few concerns we wanted to share. I am sorry they aren't to you yet. We will have those to you by the end of the day.

Thanks again
Joe

Sent from my iPhone

> On Oct 18, 2021, at 10:59 AM, Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com> wrote:

>

> Good morning Joe,

> Staff wanted to check with you, once more, in case your department wanted to take any formal position on this abutting property, which will go before our Planning Commission on November 1st. Thank you again for your time.

> Be well,

> Jonathan

>

> Jonathan W. Brown

> Senior Planner

> Land Use Administration
> 900 East Broad St., Rm 511
> City of Richmond, Virginia 23219
> 804-646-5734 (office)
> Jonathan.Brown@rva.gov
>
> From: Brown, Jonathan W. - PDR
> Sent: Thursday, October 14, 2021 10:34 AM
> To: 'eme@henrico.us' <eme@henrico.us>
> Cc: 'Tom Phan' <tom@markhamplanning.com>
> Subject: CORRECTION
> Importance: High
>
> October 14, 2021
>
> Mr. R. Joseph Emerson, Director
> Henrico County Planning Department
> P. O. Box 90775
> Henrico, VA 23273
>
> RE: Special Use (New)
> 6900 & 6904 Patterson Avenue
> Richmond, Virginia 23226
> W02101000009 & W02101000010
> SUP-069929-2020
>
> Dear Mr. Emerson:
>
> In accordance with the advertising requirements of §15.2-2204 of the Code of Virginia, we have received a Rezoning application for the above referenced property which is located in an R-4 Single Family Residential District. The applicant has requested a Special Use (New) permit which would allow for a subdivision resulting in 9 individual lots, with off-street parking. Please find enclosed a copy of the Applicant's Report for your review.
>
> An ordinance has was introduced to City Council, and is slated for the following public hearing:
>
> Planning Commission: Monday, November 1, at 1:30 p.m. (virtual
> meeting) City Council: Monday, November 8, 2021, at 6:00 p.m.
>
> PLEASE NOTE: These meetings will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public. Meeting details can be found on the City's Legislative web-site:
>
> <https://richmondva.legistar.com/Calendar.aspx>
>
> The petitioner is:
>
> Tom Phan
> Markham Planning
> 23 W Broad St, Suite 304
> Richmond, VA 23220
> 804.314.1528

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> If you have any other questions about this proposal, please do not
> hesitate to contact me at 804-646-5734 or
> Jonathan.Brown@rva.gov<mailto:Jonathan.Brown@rva.gov>
>
>
> Jonathan W. Brown
> Senior Planner
> Land Use Administration
> 900 East Broad St., Rm 511
> City of Richmond, Virginia 23219
> 804-646-5734 (office)
> Jonathan.Brown@rva.gov<mailto:Jonathan.Brown@rva.gov>
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> From: Brown, Jonathan W. - PDR
> Sent: Thursday, October 14, 2021 9:08 AM
> To: 'eme@henrico.us' <eme@henrico.us<mailto:eme@henrico.us>>
> Cc: 'Tom Phan'
> <tom@markhamplanning.com<mailto:tom@markhamplanning.com>>
> Subject: 6900 Patterson Ave
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> October 14, 2021
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> Henrico County Planning Department
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>
> An ordinance has was introduced to City Council, recommended for approval by the City's Planning Commission, and is slated for the following public hearing:
>
> City Council: Monday, November 8, 2021, at 6:00 p.m.
>
> PLEASE NOTE: This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public. Meeting details can be found on the City's Legislative web-site:
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