



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

July 8, 2019

City of Richmond
Department of Public Works
900 East Broad Street, Suite 701
Richmond, Virginia 23219

Dexter Goode
Capital Projects Manager
900 East Broad Street, Suite 602
Richmond, Virginia 23219

To Whom It May Concern:

RE: **BZA 36-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, August 7, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site at 6255 OLD WARWICK ROAD (Tax Parcel Number C007-0099/024), located in an R-3 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 36-2019

Page 2

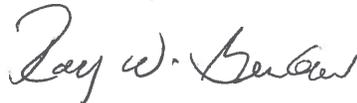
July 8, 2019

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Andrews Dorothy L
6221 Warwick Rd
Richmond VA 23225

Branch Geraldine J Est & Ernestine J Mitchell
512 Deter Rd
Richmond VA 23225

Branche John A & Nancy H
6231 Warwick Rd
Richmond VA 23225

Cheatham Callie B Jr & Helen
4124 Narbeth Ave
Richmond VA 23234

City Of Richmond C/o Chief Admin Officer
900 E Broad St #201
Richmond VA 23219

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond VA 23219

Gethens Charlie C
Nma
<Null> <Null>

Hameed Yasir & Masud & Branch Earman R &
Ricky Etals
4210 Rucker Ct
Richmond VA 23234

Hathaway Michael
8001 Jefferson Davis Hwy
Richmond VA 23237

Jennings Caretha L
405 Oak Glen St
Richmond VA 23225

Lewis Jamai
313 Oak Glen St
Richmond VA 23225

New Warwick Townhomes 2 LLC
204 River Bend Blvd Ste A
Chester VA 23836

New Warwick Townhomes LLC
204 Rivers Bend Blvd
Chester VA 23836

Pannell Shavon
321 Oak Glen St
Richmond VA 23225

Pinales Manuel Posada
2506 Berwyn St
Richmond VA 23234

Pixel Enterprises Inc
3520 Cheyenne Road
Richmond VA 23235

Rastek Construction And Development Corp
P.o. Box 202
Manakin Sabot VA 23103

Richmond Goodwill Industries Inc
6301 Midlothian Tpke
Richmond VA 23225

Sheed Athena
401 Oak Glen St
Richmond VA 23225

Sponseller C Richard And Mabel O Life Estate
6277 B Old Warwick Rd
Richmond VA 23224

Tylers Commercial Builders & Development LLC
5315 Snead Rd
Richmond VA 23224

W R E I C Associates
P.o. Box 8806
Richmond VA 23225

Williams Jamal D
9725 Farragate Rd
Brooklyn NY 11236

Property: 6255 Old Warwick Road **Parcel ID:** C0070099024

Parcel

Street Address: 6255 Old Warwick Road Richmond, VA 23224-
Alternate Street Addresses: 6277 Old Warwick Road
Owner: CITY OF RICHMOND C/O CHIEF ADMIN OFFICER
Mailing Address: 900 E BROAD ST #201, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 471 - Midlothian
Property Class: 455 - B Community Ctr / Club
Zoning District: R-3 - Residential (Single Family)
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2019
Land Value: \$190,000
Improvement Value: \$2,600,000
Total Value: \$2,790,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 653400
Acreage: 15
Property Description 1: 0990.00X0400.00 IRG 0015.00 AC
State Plane Coords(?<#>): X= 11769629.791254 Y= 3706984.022763
Latitude: 37.49987346 , **Longitude:** -77.51103888

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 0
Rear Size: 400
Parcel Square Feet: 653400
Acreage: 15
Property Description 1: 0990.00X0400.00 IRG 0015.00 AC
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11769629.791254 Y= 3706984.022763
Latitude: 37.49987346 , **Longitude:** -77.51103888

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$190,000	\$2,600,000	\$2,790,000	Reassessment
2018	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2017	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2016	\$190,000	\$2,500,000	\$2,690,000	Reassessment
2015	\$185,000	\$2,500,000	\$2,685,000	Reassessment
2014	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2013	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2012	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2011	\$177,000	\$2,518,000	\$2,695,000	CarryOver
2010	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2009	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2008	\$177,000	\$2,518,000	\$2,695,000	Reassessment
2007	\$176,700	\$2,050,700	\$2,227,400	Reassessment
2006	\$168,300	\$1,953,000	\$2,121,300	Reassessment
2005	\$165,000	\$1,953,000	\$2,118,000	Reassessment
2004	\$247,000	\$1,953,000	\$2,200,000	Reassessment
2003	\$178,100	\$1,860,300	\$2,038,400	Reassessment
2002	\$178,100	\$1,860,300	\$2,038,400	Reassessment
1998	\$168,000	\$1,755,000	\$1,923,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/08/2014	\$1,700,000	RICHMOND OUTREACH CENTER INC	ID2014-13839	2 - INVALID SALE-Sale Includes Multiple Parcels
07/01/2004	\$0	OPEN DOOR BAPTIST CHURCH	ID2004-21978	
03/25/1985	\$0	Not Available	00034-1468	
05/29/1963	\$0	Not Available	000717-00513	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-3 - Residential (Single Family)
Planning District: Midlothian
Traffic Zone: 1173
City Neighborhood Code: MDLT
City Neighborhood Name: Midlothian
Civic Code:
Civic Association Name:
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: Y

Census

Census Year	Block	Block Group	Tract
2000	2000	0707002	070700
1990	902	0707009	070700

Schools

Elementary School: Miles Jerome Jones
Middle School: Elkhardt
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 23
Dispatch Zone: 177A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 9
Voter Precinct: 911
State House District: 69
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Church/School Mult Bldgs
Year Built: 1975
Stories: 3
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Paving
Yard Items) :

Extension 1 Dimensions

Finished Living Area: 69839 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

[<#>](#)

Property Images

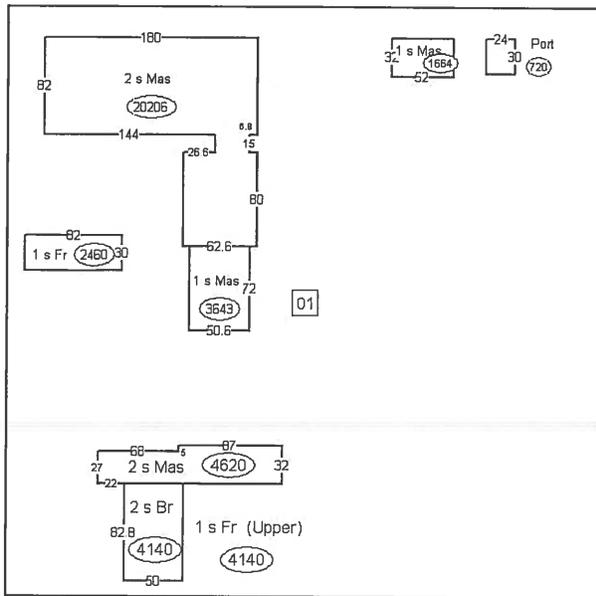
Name: C0070099024 Desc: C01



[Click here for Larger Image](#)

Sketch Images

Name: C0070099024 Desc: C01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT
PROPERTY
OWNER: City of Richmond
ADDRESS: Department of Public Works
900 East Broad Street, Suite 701
Richmond, Virginia 23219
PHONE: (Home) () (Mobile) (804) 646-0999
FAX: () (Work) ()
E-mail Address:
PROPERTY OWNER'S
REPRESENTATIVE: Dexter Goode
(Name/Address) Capital Projects Manager
900 East Broad Street, Suite 602
Richmond, Virginia 23219
PHONE: (Home) () (Mobile) (804) 393-9086
FAX: () (Work) (804) 646-7531
E-mail Address: louis.goode@richmondgov.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE
PROPERTY ADDRESS (ES) 6255 Old Warwick Road
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-650.2, 30-1220.1 & 30-1220.138
APPLICATION REQUIRED FOR: A Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site.
TAX PARCEL NUMBER(S): C007-0099/024 ZONING DISTRICT: R-3 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The proposed height of accessory structures exceeds the maximum height limit applicable in the zoning district. Accessory structures are not permitted in the front yard.
DATE REQUEST DISAPPROVED: June 14, 2019 FEE WAIVER: YES [] NO: [X]
DATE FILED: June 14, 2019 TIME FILED: 3:30 p.m. PREPARED BY: Josh Young RECEIPT NO. BZAC-056182-2019
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) (C) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 [] OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT
I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter [X]
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 7-1-19

BOARD OF ZONING APPEALS CASE BZA 36-2019
150' Buffer

APPLICANT(S): City of Richmond Department of Public Works

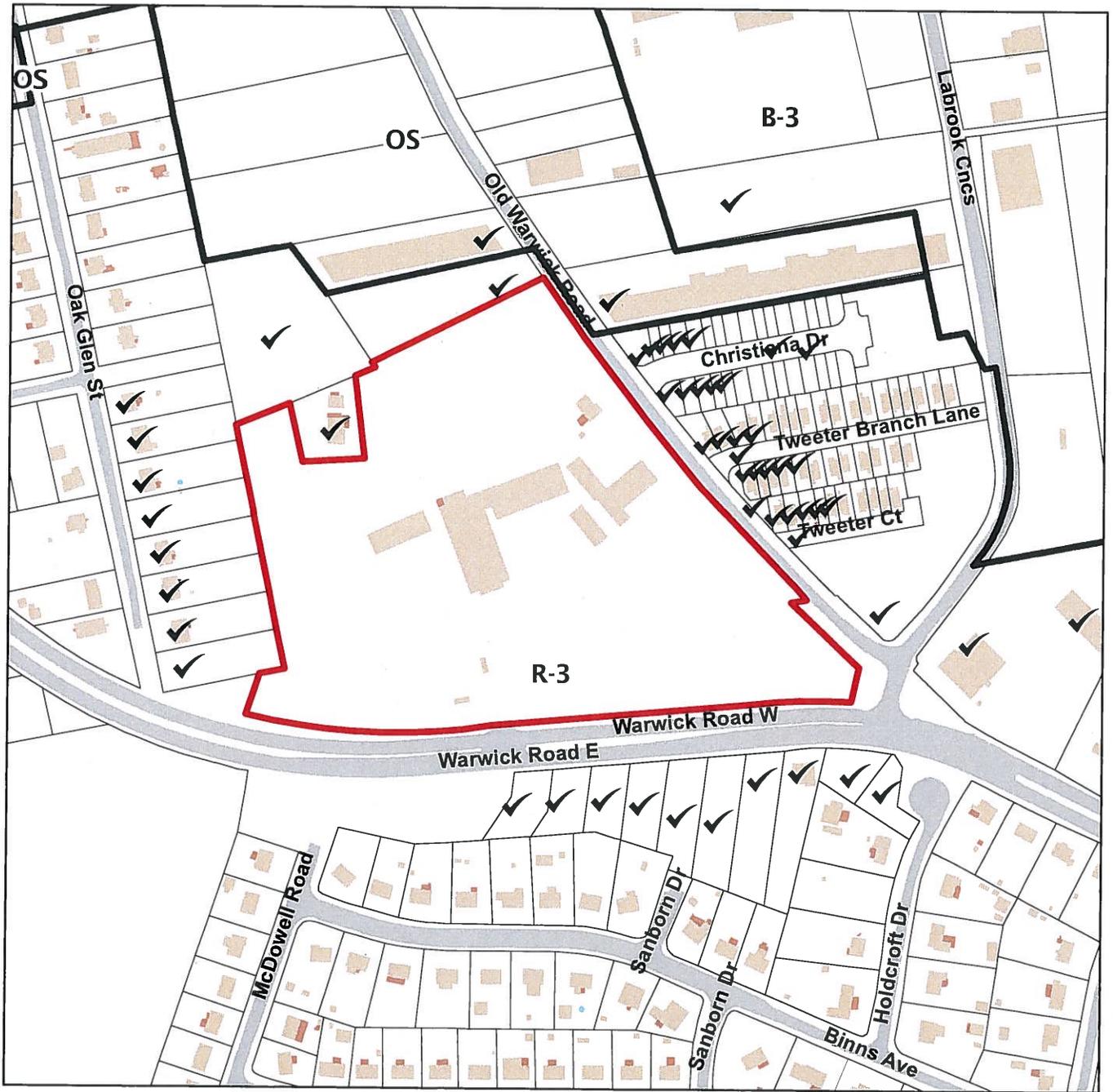
PREMISES: 6255 Old Warwick Road

(Tax Parcel Number C007-0099/024)

SUBJECT: A Richmond Stormwater Management Permit to construct an addition to an existing community center and redevelopment of surrounding site.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-650.2, 30-1220.1 & 30-1220.138 of the Zoning Ordinance for the reason that:

The proposed height of accessory structures exceeds the maximum height limit applicable in the zoning district and accessory structures are not permitted in the front yard.



0 50 100 200 300 400
Feet



BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: Scott Wein

(Revised: 4/28/16)



SOUTHSIDE COMMUNITY CENTER

UDC & PLANNING
COMMISSION
APPROVED
MASTER PLAN

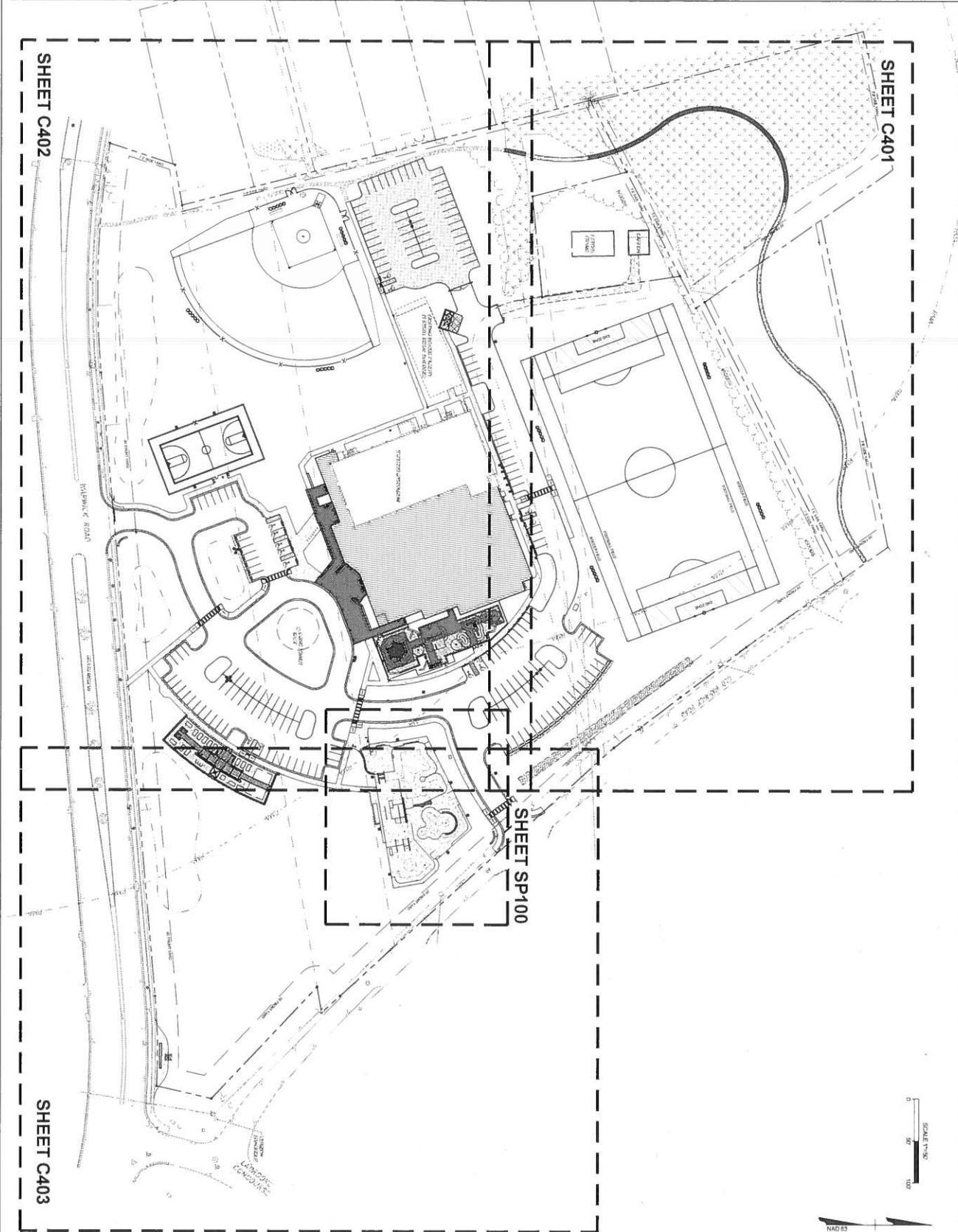




SOUTHSIDE COMMUNITY CENTER

OVERALL SITE
REDEVELOPMENT
PLAN RENDERING





100% DESIGN DOCUMENTS -
 SITE PLAN AND PAVEMENT SCHEDULE

PAVEMENT LEGEND

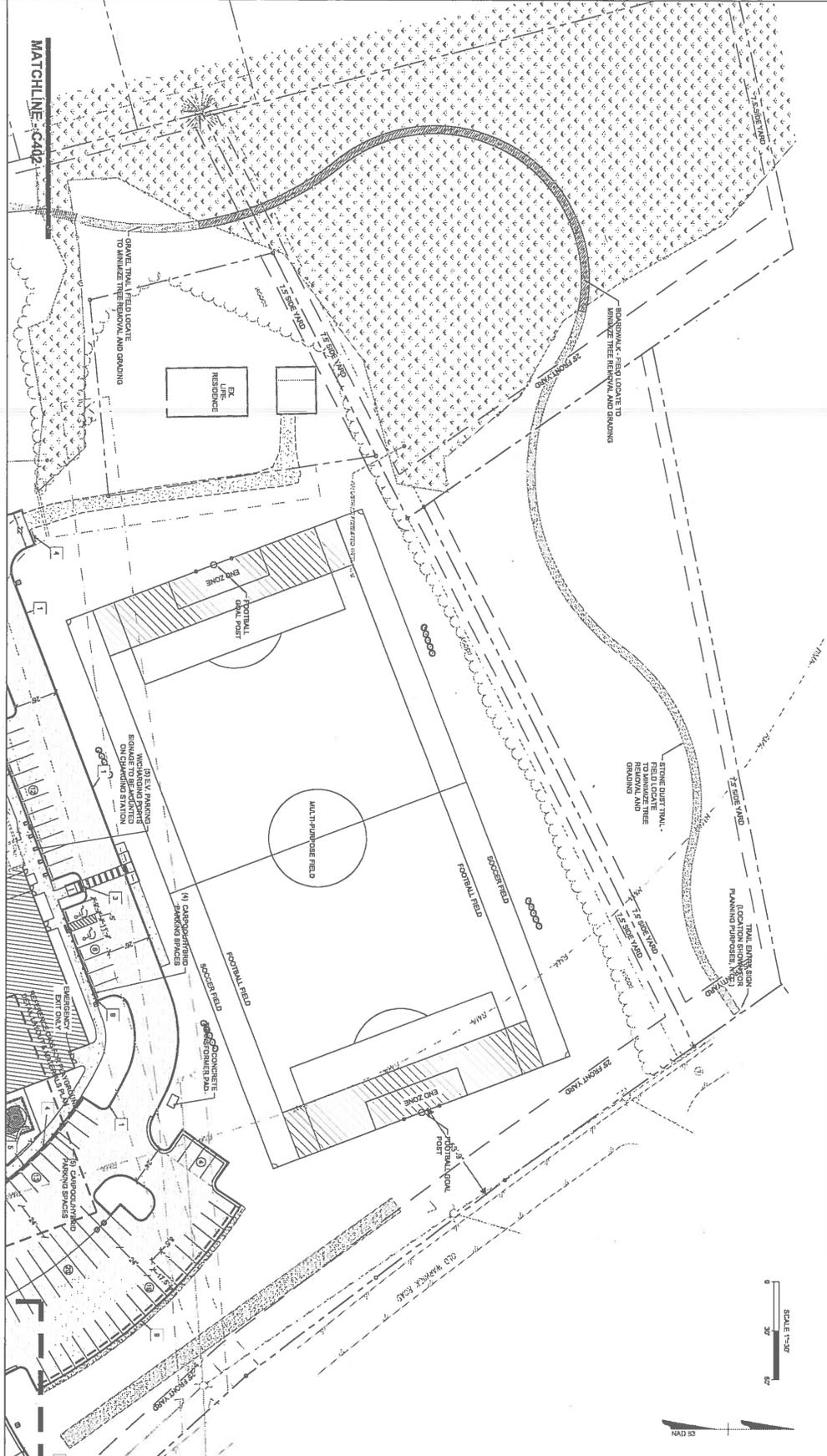
[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	PERMEABLE PAVEMENT (VEHICULAR RATES)

COR Project # 0-28849

DATE: APRIL 13, 2012
 SCALE: 1"=40'
 DRAWN BY: B. BRYANT
 CHECKED BY: S. MASON

RICHMOND
 ENGINEERS & ARCHITECTS
 1000 COMMONWEALTH AVENUE
 SUITE 200
 RICHMOND, VA 23220
 TEL: 804.771.1111 FAX: 804.771.1112
 WWW.RICHMONDVA.COM

TIMMONS GROUP
 YOUR VISION. OURS. THROUGH OURS.
 1000 COMMONWEALTH AVENUE
 SUITE 200
 RICHMOND, VA 23220
 TEL: 804.771.1111 FAX: 804.771.1112
 WWW.TIMMONSGROUP.COM



100% DESIGN DOCUMENTS - NOT FOR CONSTRUCTION

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE EDGESWALK
- HEAVY DUTY CONCRETE
- PERMEABLE PAVERS (RECTANGULAR PATTERN)

SITE LAYOUT KEYNOTES

1. RICHMOND STANDARD 1800 - CURB
2. RICHMOND STANDARD 1800 - CURB & GUTTER
3. VDOT STANDARD CD-12 TYPE 'B' RAMP
4. REGULATORY SIGN OR WARNING. REFER TO SHEET C01 FOR DETAILS
5. CONCRETE WHEEL STOP
6. CURBSTER AND ENCLOSURE
7. DISMOUNT & LANDING AREA
8. VDOT STANDARD CD-50, MODIFIED
9. FLASH CURB

DATE: APRIL 12, 2018 DRAWN BY: S. WATERS
 SCALE: 1"=30' CHECKED BY: S. WATERS
 PROJECT: SOUTH SIDE COMMUNITY CENTER OVERALL SITE REDEVELOPMENT
 SHEET: C-01

TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

2000 W. MARKET STREET, SUITE 200, RICHMOND, VA 23220
 TEL: 804.782.0700 FAX: 804.782.0701 WWW.TIMMONSGROUP.COM

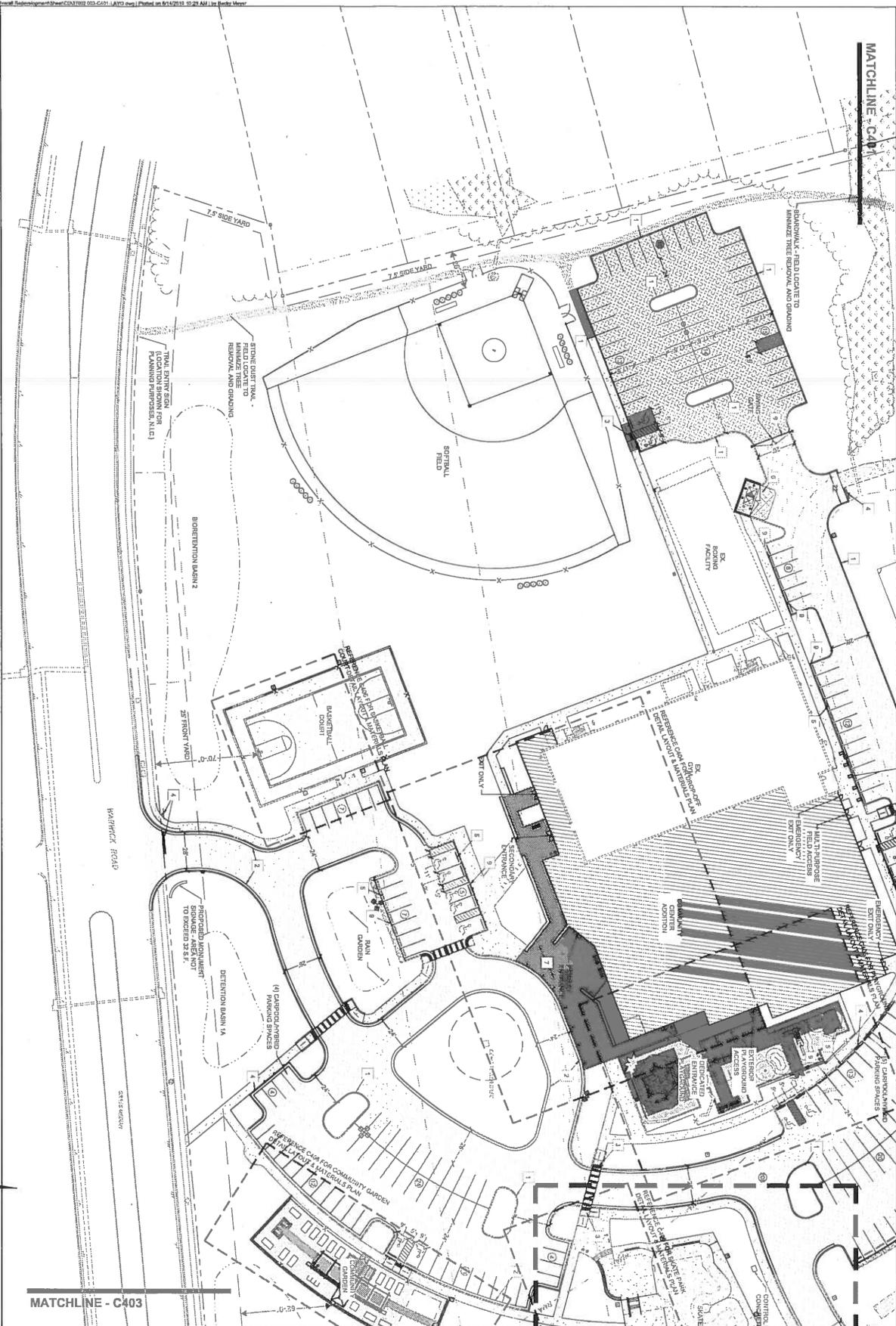
37002.003

SOUTH SIDE COMMUNITY CENTER OVERALL SITE REDEVELOPMENT

SITE LAYOUT PLAN

DEPARTMENT OF PARKS, RECREATION & COMMUNITY FACILITIES SHEET NO. C-01
 CITY OF RICHMOND, VIRGINIA

MATCHLINE - C401



100% DESIGN DOCUMENTS - NOT FOR CONSTRUCTION

COMMUNITY CENTER
 1501 RICHMOND ROAD, SUITE 101, RICHMOND, VA 23223
 804-278-1111
 8/14/2019

PAVEMENT LEGEND

[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	PERMEABLE PAVEMENT (VEHICULAR PAVED)

SITE LAYOUT KEYNOTES

- 1 RICHMOND BRANDED ROAD - CURB
- 2 RICHMOND BRANDED ROAD - CURB & GUTTER
- 3 VDOT STANDARD CO-12 TYPE 'B' RAUP
- 4 REGULATORY SIGN OR WARNING REFER TO SHEET C01 FOR DETAILS
- 5 CONCRETE WHEEL STOP
- 6 QUARTER PAD ENCLOSURE
- 7 DRAIN OFF & LANDING AREA
- 8 VDOT STANDARD ROAD-ADAPTED
- 9 FISH BURN

COR Project # 0-28849

DATE: APRIL 15, 2019 DRAWN BY: S. WATERS
 SCALE: 1"=30' CHECKED BY: S. WATERS

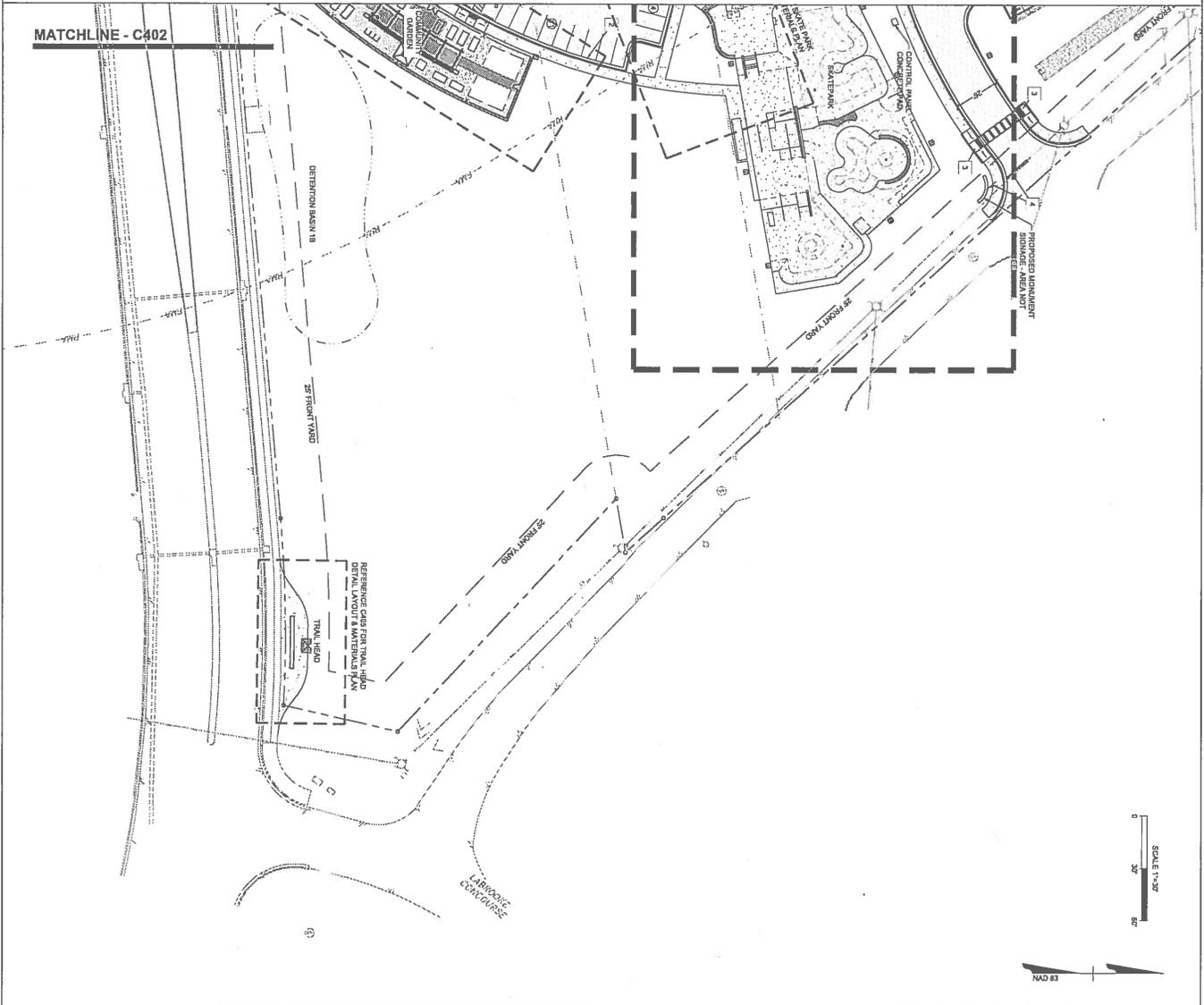
TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

1501 RICHMOND ROAD, SUITE 101, RICHMOND, VA 23223
 804-278-1111
 37002.003

SOUTHSIDE COMMUNITY CENTER OVERALL SITE REDEVELOPMENT

SITE LAYOUT PLAN

DEPARTMENT OF PARKS, RECREATION & COMMUNITY FACILITIES SHEET NO. C402
 8/14/2019



100% DESIGN DOCUMENTS - NOT FOR CONSTRUCTION

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- REINFORCED PAVEMENT (REINFORCED CONCRETE)

SITE LAYOUT KEYNOTES

- 1 RICHMOND STANDARD HOBI-1 CURB
- 2 RICHMOND STANDARD HOBI-1 CURB & GUTTER
- 3 VDOT STANDARD CO-12 TYPE B ROAD
- 4 REGULATORY SIGN OR WARNING, REFER TO SHEET C401 FOR DETAILS
- 5 CONCRETE WHEEL STOP
- 6 DUMPSTER PAD ENCLOSURE
- 7 DROP-OFF & LOADING AREA
- 8 VDOT STANDARD CO-80, MODIFIED
- 9 FLUSH CURB

COR Project # O-28849

DATE: APRIL 12, 2018 DRAWN BY: S. WATERS
 SCALE: 1"=40' CHECKED BY: S. WATERS

DESIGNED BY: S. WATERS
 DRAWN BY: S. WATERS
 DATE: 04/12/18

TIMMONS GROUP
 YOUR VISION. OURS. REALIZED THROUGH OURS.

401 SOUTH MAIN STREET, SUITE 200, RICHMOND, VA 23220
 TEL: 804.771.1000 FAX: 804.771.1001
 WWW.TIMMONSGROUP.COM

37092.003

SOUTHSIDE COMMUNITY CENTER OVERALL SITE REDEVELOPMENT

SITE LAYOUT PLAN

DEPARTMENT OF PARKS, RECREATION & COMMUNITY FACILITIES	SHEET NO. C403
--	----------------

PROJECT NARRATIVE

Purpose and Description of the Project

The City of Richmond Department of Parks, Recreation, and Community Facilities (DPRCF) plans to begin phased construction of the Southside Community Center Master Plan site adopted by the UDC and Planning Commission in 2018. The overall site redevelopment plans within provide construction documents and details needed to construct exterior park features in the approved master plan. These elements include an entry plaza and drop-off, playground, skate park, community garden, orchard, basketball court, softball field, multi-purpose field, and trails.

Final plans for the community center building renovation/addition are not included in this UDC package as funding does not currently allow for final design and construction of this facility.

Project Background

The City of Richmond Department of Parks Recreation and Community Facilities purchased the Southside Community Center property in 2014 with the goal of creating a regional park to provide diversified recreational opportunities for the residents of the Midlothian Planning District. In the spring of 2015, the design team of Worley Associates and Timmons Group was engaged to prepare a master plan for the park. This master plan was adopted by the UDC and Planning Commission in 2016. In 2018, the master plan was revised and updated to meet the current needs of the City. This plan was adopted by the UDC and Planning Commission in the spring of 2018 and serves as the current site master plan.

Subsequently, the DPRCF contracted Worley Associates and Timmons Group for technical services to complete construction documents suitable for competitive bidding and construction. Currently, the city is receiving bids to demolish the existing buildings on site with the exception of the existing gymnasium and boxing trailer which will remain until the new community center is constructed.

The site work will be phased as funding becomes available, these plans represent future conditions of the total site improvements.

Project Budget and Funding Sources

The Southside Community Center Project is funded through the City of Richmond's Capital Improvements Program (CIP). Currently, there is approximately \$1,360,000 available for this project. These available funds are scheduled to be used for demolition of selected buildings on the site, site preparation and for the construction of a new skate park. The Department of Parks Recreation and Community Facilities has requested additional CIP funding totaling \$14,000,000 (\$7,000,000 in FY2020 and \$7,000,000 in FY2021).

Construction Program

Due to the necessary phasing of this project, construction will involve the following sequence and general timeline:

1. March 2019 – July 2019: Demolition of existing buildings on site (except for gymnasium and boxing trailer)
2. October 2019 – March 2020: Construction of Phase I site work (scope TBD based on funding)
3. TBD – Construction of Phase II site work (as funding allows)
4. TBD – Construction of Building / Community Center (as funding allows)

SOUTHSIDE COMMUNITY CENTER

OVERALL SITE REDEVELOPMENT





1001 Boulders Parkway
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

June 14, 2019

Mr. Josh Young
Planning Associate, City of Richmond
Planning and Development Review - Zoning
900 E Broad Street – Room 110
Richmond, Virginia 23219

**RE: Planning and Development Review - Zoning
Southside Community Center – Overall Site Redevelopment
6255 Old Warwick Road, Richmond VA**

Dear Mr. Young,

The Southside Community Center Redevelopment project, now approved by the City of Richmond Urban Design Committee and Planning Commission, is poised to update an aging City Park and Community Center in the City's 9th District with new outdoor park amenities and an extensive community center addition. The architectural renovation, while tentatively planned and shown within this site plan set, is not included in this submittal and will follow for permit review at a later date.

It is our understanding that certain community park features, located within the front yards of the Southside Community Center parcel, are not permitted in these locations within the R-3 district. The City of Richmond Department of Parks, Recreation, and Community Facilities and residents and businesses within the 8th and 9th districts feel strongly that the uses located within the front yards of this facility will strongly benefit their community at large. The site, a 17.36 acre parcel situated at an acute angle between Warwick Road and Old Warwick Road, poses some very difficult restrictions to development within the "front yards" of the building and the two aforementioned street edges. Included as Exhibit A below is a graphic depicting the assumed front yards of the parcel with notes corresponding to comments below. Notice that there is not much developable land beyond the front yards, restricting the amount of park amenity features that could be developed by right on this park property. As such, enclosed is a request for the consideration by the Board of Zoning Appeals to permit development of such amenities within these areas,

Below please find requested list of zoning concerns and encroachment in need of appeal:

1. Basketball Court

Anticipated request for appeal:

- Location of court feature within front yard – see sheet C400 and C402
- Height of goal posts & backboard assembly (13' tall) – see sheet C105
- Height of a portion of and court perimeter fence (10' tall) – see sheet C105

2. Community Garden

Anticipated request for appeal:

- Location of garden feature within front yard – see sheet C400, C402, and C403
- Height of garden shed (TBD, maximum 15' tall) – see sheet C104
- Height of arbor structure – see sheet C406 (plan only - no detail/elevation provided)

3. Skate Park

Anticipated request for appeal:

- Location of skate park feature within front yard – see sheet C400, C402, and C403
- Height of skate park features (varies, under and above ground) – see "SP" series sheets
- Height of drinking fountain (54" tall) – see sheet C106

4. Playground

Anticipated request for appeal:

- Location of playground feature within front yard – see sheet C400 and C402
- Height of playground equipment (varies, maximum 15' tall) – see sheet C108 and C109

5. Multi-Purpose Field

Anticipated request for appeal:

- Location of multi-purpose field feature within front yard – see sheet C400 and C401
- Height of goal post and/or soccer nets (maximum 30' tall) – see sheet C105

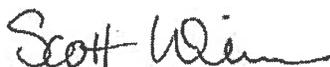
6. Site Amenity/Parking Lot Lighting

Anticipated request for appeal:

- Location of site lighting (areas below) within front yard – see sheet L300
- Height of site lighting poles/fixtures at parking lot (25' tall) – see sheet L301-L305
- Height of site lighting poles/fixtures at baseball field (75' tall) – see sheet L301-L305
- Height of site lighting poles/fixtures at basketball court (25' tall) – see sheet L301-L305
- Height of site lighting poles/fixtures at skate park (25' tall) – see sheet L301-L305
- Height of site lighting poles/fixtures at playground (25' tall) – see sheet L301-L305
- Height of site lighting poles/fixtures at multi-purpose field (75' tall) – see sheet L301-L305

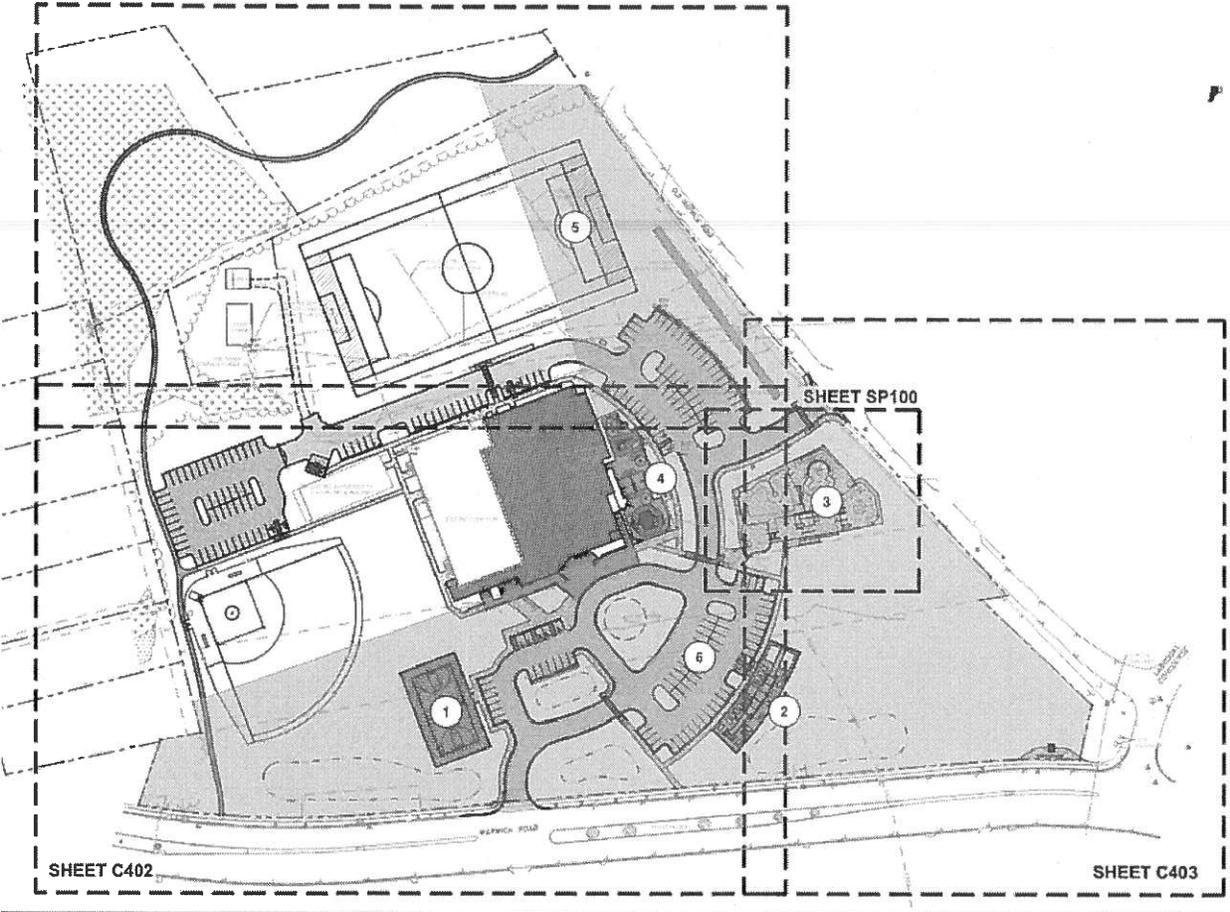
Please feel free to contact me directly at (804) 200-6524 or at scott.wiley@timmons.com if you have any questions or wish to further discuss the items provided in this letter.

Respectfully submitted,



Scott Wiley, PLA
Group Leader, Landscape Architecture
Timmons Group

Exhibit A: Front Yard Encroachments



Reference Zoning Ordinance Language:

DIVISION 2. - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-402.1. - Permitted principal uses.

The following uses of buildings and premises shall be permitted in the R-1 district:

- (1) Single-family detached dwellings;*
- (2) Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods, provided that a plan of development shall be required as set forth in Article X of this chapter for any such use that is not subject to location, character and extent approval by the City Planning Commission in accordance with Section 17.07 of the City Charter;*
- (3) Churches and other places of worship, which may include the serving of food as a charitable or fellowship use within the church or place of worship, provided that a plan of development shall be required as set forth in Article X of this chapter for any church or other place of worship;*
- (4) Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;*
- (5) Public and private noncommercial forests, wildlife preserves and conservation areas;*
- (6) Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings and uses incidental thereto, operated by associations or organizations not organized for profit, the exclusive use of which is limited to members of such associations or organizations and their guests, provided that the following conditions are met:
 - a. Principal points of vehicular access to the premises shall be located on arterial or collector streets as designated in the City's master plan, except that this provision shall not apply to premises exclusively serving the residents of an adjoining neighborhood;*
 - b. Portions of the premises devoted to outdoor activities shall be effectively screened from view from abutting properties in R and RO districts by evergreen vegetative or structural screens not less than six feet in height;*
 - c. No building shall be located within 50 feet of an adjoining lot in an R and RO district;*
 - d. Swimming pools and adjoining deck areas shall be completely enclosed with a fence or wall not less than four feet in height, and no swimming pool or adjoining deck area shall be located within 50 feet of an adjoining lot in an R or RO district;*
 - e. A plan of development shall be required as set forth in Article X of this chapter.**
- (7) Private elementary and secondary schools having curricula substantially the same as that offered in public schools, provided that a plan of development shall be required as set forth in Article X of this chapter;*
- (8) Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation, including streets, rail lines, power lines, cables, poles, pipes, meters, transformers and similar devices, but not including railroad yards, freight or passenger depots, loading platforms, generating plants, transformer stations, electric substations, wastewater treatment plants, water treatment plants, utility storage yards and similar uses;*
- (9) Antennas and support structures for communications systems operated by or for the City;*
- (10) Wireless communications facilities and microwave relay facilities, including support structures, on property owned by the City, subject to the requirements for location, character and extent approval by the City Planning Commission in accordance with the requirements of Section 17.07 of the City Charter.
(Code 1993, § 32-402.1; Code 2004, § 114-402.1; Ord. No. 2004-180-167, § 1, 6-28-2004)*

Sec. 30-402.2. - Permitted accessory uses and structures.

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses, shall be permitted in the R-1 district (see Article VI, Division 9 of this chapter):

- (1) Private garages, garden, tool and storage buildings, boathouses, piers and docks;*
- (2) Home occupations;*
- (3) Day nurseries when located within churches, or other places of worship, community centers or school buildings, provided:*

- a. A minimum outdoor play area of 100 square feet for each child enrolled shall be furnished on the premises, but not within a required front yard;*
 - b. The play area shall be enclosed with a continuous opaque structural fence or wall not less than four feet in height, and such fence or wall shall not be located within a required front yard;*
 - c. No play equipment or structure shall be located within a front yard or a required side yard;*
 - (4) Parking areas;*
 - (5) Accessory lodging units within single-family dwellings when such units are occupied by a total of not more than two persons;*
 - (6) Swimming pools, tennis courts and similar recreational facilities;*
 - (7) Temporary structures, trailers and storage of equipment and materials incidental to construction activities taking place on the premises, provided that such shall be removed upon completion or abandonment of construction. In the case of public improvements construction taking place within a public right-of-way, such construction related activities shall be permitted on property abutting the construction site when approved by the Director of Public Works and when operated and maintained in accordance with standards established by said Director;*
 - (8) Raising or keeping of domestic animals for noncommercial purposes on lots occupied by single-family dwellings, provided that all pens, runs, out-buildings and other facilities for the housing or enclosure of such animals shall be located not less than 200 feet from all property lines. The restrictions set forth in this subsection shall not apply to the keeping of dogs, cats or other household pets or to the keeping of not more than four female chickens in residential districts. In addition, with regard to the keeping of not more than four female chickens:*
 - a. No fenced area, pen or structure for the keeping of such chickens shall be located closer than 15 feet to any dwelling on an adjacent lot;*
 - b. No fenced area or pen for the keeping of such chickens shall be located within any required front yard or street side yard; and*
 - c. No structure for the keeping of such chickens shall be located within any required yard (see Chapter 4);*
 - (9) Temporary housing of not more than 30 homeless individuals within churches or other places of worship, subject to meeting applicable building code and fire code requirements, for up to a total of seven days and only within the time period beginning on October 1 of any year and ending on April 1 of the following year;*
 - (10) Adult day care facilities when located within churches, other places of worship or community centers;*
 - (11) Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures, provided that a plan of development shall be required in accordance with the requirements of Article X of this chapter and in accordance with the additional requirements of Sections 30-692.1 through 30-692.6.*
- (Code 1993, § 32-402.2; Code 2004, § 114-402.2; Ord. No. 2004-180-167, § 1, 6-28-2004; Ord. No. 2012-74-84, § 1, 6-11-2012; Ord. No. 2013-47-47, § 1, 4-8-2013)*

DIVISION 4. - YARDS AND COURTS

Sec. 30-630.9. - Permitted projections and encroachments in yards and courts.

- (a) Sills, siding, belt courses, eaves, gutters, normal roof overhangs, chimneys, pilasters and similar architectural features may project into any required yard or court pursuant to this chapter. Bay windows elevated not less than 18 inches above the adjacent finished floor level may project not more than two feet into any required yard or court.*
- (b) Fences and walls not exceeding 6½ feet in height may be located within any required yard or court, except that in the R-6, R-7 and R-8 districts fences and walls located within required front yards shall not exceed four feet in height. In the R-63 district, no fence or wall located within any front yard shall exceed four feet in height. An additional 1½ feet of height shall be permitted for posts, columns and gates for fences and walls in all districts. For purposes of this section, the height of a fence or wall shall be measured from the ground level at the base of the fence or wall.*

(c) Permitted signs and poles, posts and other customary yard ornaments and accessories may be located within any required yard or court, provided that facilities for the deposit and collection of trash or refuse shall not be located within any required front or street side yard.

(d) Open or enclosed fire escapes and outside stairways required by law may project into required yards a distance of not more than four feet. Ramps providing means of ingress or egress required by law may project into required yards when such ramps cannot be located elsewhere in compliance with applicable yard and ingress or egress requirements.

(e) Unenclosed porches, balconies and steps may project into required front yards a distance of not more than ten feet, except that in the R-8 district such projection shall not exceed five feet. The width of such projection shall not extend beyond the sidewalls of the portion of the main building to which it is attached or into an extension of the required side yards on the lot, whichever is greater.

(f) Except in the R-7 and R-8 districts, an enclosed vestibule containing not more than 40 square feet in area may project into a required front yard a distance of not more than four feet.

(g) Open balconies and uncovered porches may project into required side and rear yards and required courts a distance not to exceed 20 percent of the required width of such yard or court.

(h) Except in the R-7 and R-8 districts, an unenclosed covered porch that projects into a required yard may be enclosed, provided that such porch was existing on April 25, 2005, and is attached to a single-family detached dwelling, except that when such porch is located on the architectural front of the dwelling, such enclosure shall not project more than ten feet into a required front yard and shall not contain more than 100 square feet of floor area may be enclosed for purposes of providing a vestibule or sheltered means of ingress to and egress from a dwelling, provided that such enclosed porch shall not be designed, equipped or arranged for habitable living space.

(i) An unenclosed porch or deck attached to or abutting a dwelling use having a nonconforming side yard may project into the required side yard to an extent no greater than the abutting portion of the main building, provided that the depth of such porch or deck shall not exceed ten feet and provided, further, that such porch or deck shall not extend within six feet, as measured horizontally, of any window or door containing a window in a wall of a dwelling use on an adjacent lot.

(j) Handrails and guardrails, not exceeding 42 inches in height, provided for decks, porches, balconies and stairs shall be exempt from all yard requirements and related height and encroachment limitations imposed by this chapter. Decks and porches may be attached to permitted fences and walls.

(Code 1993, § 32-630.9; Code 2004, § 114-630.9; Ord. No. 2003-183-130, § 1, 5-27-2003; Ord. No. 2005-50-45, § 1, 4-25-2005; Ord. No. 2006-197-217, § 4, 7-24-2006; Ord. No. 2010-18-30, § 5, 2-22-2010)

DIVISION 6. - HEIGHT EXCEPTIONS

Sec. 30-650.2. - Public buildings.

The height of any public building may exceed the maximum height limit applicable in the zoning district in which such building is located, provided that required front, side and rear yards shall be increased in depth or width a minimum of one foot for each one foot of building height in excess of the height limit applicable in the district. (Code 1993, § 32-650.2; Code 2004, § 114-650.2)

DIVISION 8. - OUTDOOR LIGHTING

Sec. 30-670. - Location, direction or shielding.

Outdoor lighting, when provided as accessory to any use, shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(Code 1993, § 32-670; Code 2004, § 114-670)



City of Richmond
Richmond Stormwater Management Permit Application
 (for projects within the Municipal Separate Storm Sewer System)
 Planning & Development Review
 900 E Broad Street, Rm. 110, Richmond, VA 23219

Application number:
 RSMP-05 2989-2019

Project Site Street Address: 6255 Old Warwick Road Richmond, VA 23224	Total Disturbed Area: 14.01-acres
Contractor Name: TBD	Contractor Phone:
Contractor Address:	Contractor email:
City/State/Zip:	State License #:
Owner Name: City of Richmond, Dept. of Parks, Recreation and Community Facilities	Owner office phone #: (804) 646-7531
Owner Street Address: 900 E. Broad Street, Room 602	Owner mobile Phone#:
City/ State/ Zip: Richmond, VA 23219	Owner email: louis.goode@richmondgov.com
Engineer Name: Timmons Group, Becky Meyer, P.E.	Engineer office phone #: (804) 200-6544
Engineer Address: 1001 Boulders Parkway, Suite 300	Engineer mobile phone #:
Engineer Street Address: Richmond, VA 23225	Engineer email: becky.meyer@timmons.com

- Application package includes:** (Check all that apply)
- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Erosion & sediment control plans | <input type="checkbox"/> SWPPP | This project may be located in: |
| <input checked="" type="checkbox"/> Stormwater Management Plans | <input type="checkbox"/> DEQ VSMP general permit coverage registration statement | <input type="checkbox"/> Perennial stream location |
| <input type="checkbox"/> Technical Criteria information | <input type="checkbox"/> RLD | <input type="checkbox"/> Wetland area |
| <input checked="" type="checkbox"/> Chesapeake Bay information | | <input type="checkbox"/> Floodplain Area |
| | | <input type="checkbox"/> Plan of Common Development |

Project Description:
 This project is the overall development plan for the Southside Community Center. Improvements include demolition of asphalt, concrete, gravel, selected utilities and other site features; installation of paved parking areas and access drives; reconstruction of athletic fields; construction of new skate park and community garden; installation of new utility connections for future building expansions; site landscaping; and all associated stormwater management facilities. The building expansion is accounted for in the overall development plan and stormwater management, but will be constructed under a future permit phase.

As the landowner, by signing this RSMP application I hereby:

- Grant the right-of-entry onto this property, as described above to the designated personnel of the City of Richmond for the purposes of inspecting and monitoring for compliance with Chapter 50 of Richmond City Code.
- Acknowledge that all demolition, clearing, grading, excavating, or construction shall not begin until all Erosion & Sediment controls have been installed.
- Agree to notify the City at least two business days in advance of commencing any demolition, land clearing, grading, excavating, or construction.
- Agree to keep this permit and all approved plans on the work site and available for public viewing upon request.
- Acknowledge that VSMP general permit coverage must be approved by the Department of Environmental Quality prior to RSMP approval.
- Acknowledge that this permit may be revoked whenever, in the opinion of the Director of Public Utilities or designee, construction adversely affects or presents imminent or substantial danger of causing erosion of lands, sediment deposition within waters of the watershed of the Commonwealth or impacts to water quality, use, safety, or maintenance of the property.
- Acknowledge that upon failure to comply with the permit conditions, notice shall be served by written, electronic and verbal per Chapter 50 Article II and may result in civil penalties and/or civil prosecution.

Name: [Signature] Date: 4-18-19

[4-22-19][SKD][JMB6/JLO2][MS4][Chesbay w/wetlands][Mahanes]
 [44,500]