



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Property Address: _____ Date: _____
Tax Map #: _____ Fee: _____
Total area of affected site in acres: _____

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Zoning/Conditional Zoning

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature: T. Ben Ilyard Jr. acting under Special Power of Attorney

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.

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

June 30, 2020

VIA E-MAIL

City of Richmond Department of Planning and Development Review
Land Use Administration Division
Attn. Matthew Ebinger, Secretary, Planning Commission

Re. Conditional Rezoning of 2-4 Manchester Road

Ladies and Gentlemen:

This firm is counsel to Riverfront Silos II, LLC (the “Applicant”), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) for the conditional rezoning of certain property owned by Riverfront Silos LLC pursuant to Section 30-1170.1 *et seq.* of the Code of the City (the “Code”) to B-4 Central Business District. This letter will serve as the Applicant’s Report.

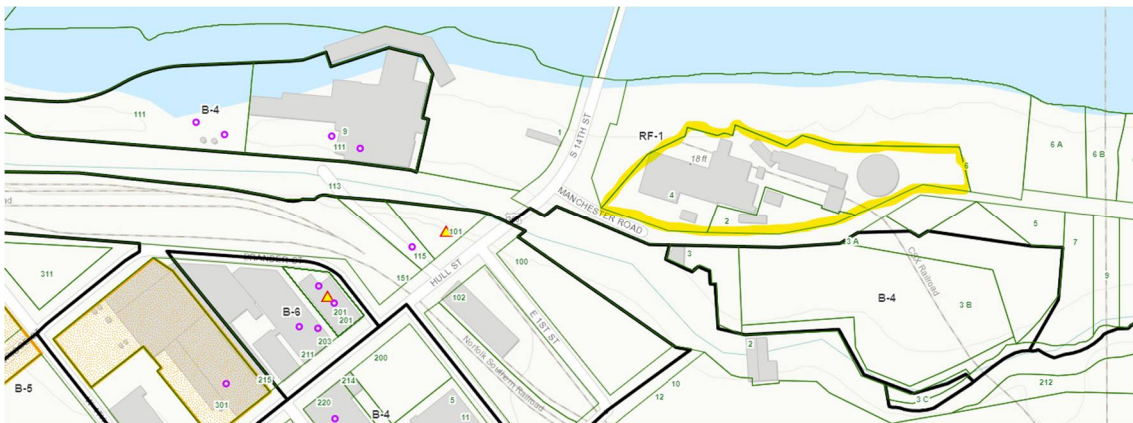
Property

The subject property, presently owned by Riverfront Silos, LLC, is 2.16 acres, more or less, located on the south bank of the James River along Manchester Road east of Hull Street in Historic Manchester, is comprised of two (2) tax parcels described immediately below (the “Property”).

Address	Tax Parcel ID	Acreage	Existing Zoning
2 Manchester Road	S0000101006	0.29	RF-1
4 Manchester Road	S0000101005	1.87	RF-1

Current Use & Zoning District Regulation

The Property, designated as RF-1 Riverfront District on the Zoning Map of the City, is currently comprised of vacant grain silos and ancillary structures formerly occupied by Southern States. Surrounding properties are designated as RF-1, with the notable exceptions of two properties in the vicinity designated as B-4 Central Business District, as shown on the Zoning Map excerpt below.



Proposed Use & Conditional Rezoning

The Applicant proposes the redevelopment of the Property as a mixed-use project, comprised of a mix that may include multi-family residential, office, and hotel over a podium of structured parking and street-front retail uses. This Application requests the rezoning of the Property from RF-1 Riverfront, which limits building heights to a maximum of six (6) stories, to B-4 Central Business District, which allows for greater building heights and density on these underutilized parcels. This density and mix of uses will complement the current reinvestment occurring along Hull Street in the vicinity, consistent with the well-established urban character of the downtown and Historic Manchester neighborhoods.

Beyond the otherwise applicable district regulations and supplementary regulations set forth in Chapter 30 of the Code of the City, the Applicant voluntarily proffers additional conditions concerning the use of the Property. These include the following:

1. A maximum building height of twenty (20) stories;
2. Pedestrian improvements to be installed by the Applicant at its sole cost, the location and extent of which shall be general conformance with the Riverfront Master Plan; and
3. Prior to issuance of a certificate of occupancy for residential units, the Applicant shall provide secondary access to the Property (“Secondary Access”) via one of the following, as elected by the Applicant in its sole discretion, (a) improvements for emergency access via Manchester Road to Maury Street in the vicinity of its connection with Brander Street, or (b) vehicular access improvements constructed in the form of a bridge crossing of Walker’s Creek to the south of the Property and connection with the unimproved public right-of-way at the northern terminus of Decatur Street.

Conformance with Master Plan

The Property is located within the portion of the City that is subject to the Downtown Plan, as adopted by City Council in October of 2008 (the “Downtown Plan”). As a component of the Richmond Master Plan, the Downtown Plan, adopted by City Council in 2001, “sets the policy direction for development in the city.”¹ The Downtown Plan recommends the development of the Property consistent with the Urban Center Character Area. This Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal building setbacks.

Specifically addressing Manchester, the Downtown Plan provides as follows: “Manchester will benefit from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the resident population, repairing the streetscape, and enhancing safety by providing ‘eyes on the street’.”²

¹ Downtown Plan p. 1.2.

² Downtown Plan p. 4.33.

In referencing the James River, the Downtown Plan salutes the central role of “Richmond’s great, wet Central Park and further recommends that development “[a]llow residents and visitors to fully enjoy this unique natural feature by creating a series of clear connections to the riverfront.”³

This commitment was expanded by the Riverfront Plan, adopted by City Council in November of 2012, which “redefines the City-River relationship, dramatically expanding both visual and direct physical access to the James River.” The Riverfront Plan includes an exhibit, excerpted below, which labels the Property as “Southern States Silos” and overlays a designation for “development”.



The Riverfront plan offers the following guidance for areas designated for development: “The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activist at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting a safer and more vibrant city.”⁴

The Application’s proposed rezoning to B-4 Central Business District will facilitate the density and mix of uses contemplated by each of the Downtown Plan and Riverfront Plan.

³ Downtown Plan, p. 3.14.

⁴ Riverfront Plan, p. 11.

Conclusion

The proposed rezoning would further catalyze the significant growth and revitalization of Historic Manchester, which is presently undergoing significant reinvestment and development after decades of decline. The proposed higher density mix of commercial and residential uses advances the land use policy priorities of City Council evidenced in the Downtown Plan and Riverfront Plan. These proposed uses are consistent with the character of the surrounding properties and will conserve the value of land, buildings and structures, while encouraging the most appropriate use of the subject Property, as required by Section 17.12 of the Charter of the City.

Thank you for your consideration of this matter. Please confirm your determination that the Application has been received and deemed complete by your office, and kindly contact us should you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

cc. The Hon. Ellen Robertson, Councilperson for 6th District (via email)
Sharon Ebert, Deputy CAO for Community and Economic Development (via email)
Mark A. Olinger, Director, Department of Planning and Development Review (via email)

Enclosures