

INTRODUCED: June 27, 2022

AN ORDINANCE No. 2022- 206

As Amended

To amend Ord. No. 2020-269, adopted January 11, 2021, which authorized the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue for the purpose of up to 12 single-family detached dwellings, upon certain terms and conditions, to authorize the special use of the properties now known as 502, 502 ½, 504, 504 ½, 506, 506 ½, 508, 512, 512 ½, 514, and 514 ½ Westview Avenue for the purpose of up to [~~ten~~] 11 single-family detached dwellings.

Patron – Mayor Stoney (By Request)

Approved as to form and legality by
the City Attorney

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

I. Ordinance No. 2020-269, adopted January 11, 2021, is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 502, 502½, 504, 504 ½, 506, 506 ½, 508, 512, 512 ½, [~~and~~], 514, and 514 ½ Westview Avenue, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to [~~12~~] [~~ten~~] 11

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 12 2022 REJECTED: _____ STRICKEN: _____

single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-408.4, concerning lot area and width, 30-408.5, concerning front and side yards, and 30-408.6, concerning lot coverage, of the Code of the City of Richmond [~~(2015)~~ (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 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 [~~(2015)~~] (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.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 502, 502 ½, 504, 504 ½, 506, 506 ½, 508, 512, 512 ½, [~~and~~], 514, and 514 ½ Westview Avenue and identified as Tax Parcel Nos. [~~W020-0115/040, W020-0115/039, W020-0115/038, W020-0115/037, W020-0115/035, and W020-0115/034~~] W020-0115/046, W020-0115/047, W020-0115/048, W020-0115/049, W020-0115/050, W020-0115/051, W020-0115/052, W020-0115/053, W020-0115/054, W020-0115/055, and W020-0115/056, respectively, in the [~~2020~~] 2022 records of the City Assessor, being more particularly shown on a plat entitled [~~“Plat Showing 6 Parcels of Land Lying on the West Line Westview Avenue Being Parts of Lots 50 Through 53, ‘Westview’ Section ‘A,’ City of Richmond, Virginia,”~~] “Enclave at Westview, City of Richmond,” prepared by [~~Balzer & Associates~~] Meridan Planning Group, LLC, [~~and~~] dated [~~February 17, 2020~~] May 3, 2021, and last revised November 2, 2021, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to [~~12~~] [~~ten~~] 11 single-family detached dwellings, substantially as shown on the

plans entitled “Enclave @ Westview, SUP Layout Plan,” prepared by Silvercore, dated September 1, 2020, and last revised October 29, 2020, and “The Enclave at Westview, Representative Elevations,” prepared by Richmond Hill Design + Build, and undated, copies of which are attached to and made a part of Ordinance No. 2020-269, adopted January 11, 2021, as modified by the plans entitled “Enclave at Westview, City of Richmond,” prepared by Meridian Planning Group, LLC, dated May 3, 2021, and last revised November 2, 2021, and “Enclave @ Westview, SUP Layout Plan,” prepared by Silvercore, dated October 29, 2020, and last revised January 27, 2022, copies of which are attached to and made a part of this amendatory ordinance, 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 amendatory 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 amendatory 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 [~~12~~] [~~ten~~] 11 single-family detached dwellings and other uses permitted in the underlying zoning district, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the maximum building height permitted [~~of~~] in the underlying zoning district.

(c) The lots sizes for the Special Use shall not be smaller than the lot sizes listed on Sheet [~~1~~] P2 of 3 of the Plans.

(d) ~~[All]~~ Access to all lots with frontage ~~[to]~~ on the ~~[proposed]~~ private roads proposed on the Plans shall ~~[use the]~~ solely be available through such private roads ~~[for access to the lot]~~.

No ~~[more than one]~~ driveway access to Westview Avenue shall be permitted.

(e) Prior to any construction of the Special Use, the Owner shall obtain a determination from the Director of Planning and Development Review that the final elevations, building materials, and building footprints for the ~~[dwellings]~~ Special Use are in accordance with applicable laws and regulations.

(f) All mechanical equipment serving the Property, including HVAC units, shall be located or screened so as not to be visible from any public right-of-way.

(g) A minimum of one off-street parking space shall be provided for each dwelling authorized by the Special Use permit.

(h) Setbacks shall be as shown on the Plans.

(i) Each entrance sign for the Special Use shall be no greater than 32 square feet in area and shall not exceed a height of four feet. Prior to the erection or installation of any entrance sign, the Owner shall obtain a determination from the Director of Planning and Development Review that the final design of such ~~[signs]~~ sign is in accordance with applicable laws and regulations.

(j) The private roads shown on the Plans shall be named pursuant to applicable local and state regulations and shall include sidewalks, substantially as shown on the Plans.

(k) The Owner shall grant to the City a permanent access easement along the private roads shown on the Plans and shall execute appropriate agreements or covenants ~~[offering to]~~ with the City ~~[the Owner's assurance]~~ acceptable to the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services ~~[as to the]~~ providing for such roads' continued maintenance and suitability for all-weather travel by public and emergency vehicles, ~~[provided that]~~

~~appropriate]~~ which agreements or covenants [~~providing for the continued maintenance thereof~~] shall be approved by the City Attorney. Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of the Property into up to ~~[12]~~ ~~[ten]~~ 11 residential lots and a common area lot, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 [~~(2015)~~] (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 a new sidewalk along Westview Avenue and two new entrances to Westview

Avenue, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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 [~~(2015)~~ (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 [~~(2015)~~ (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 [~~(2015)~~ (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 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made with the time period stated in the previous sentence

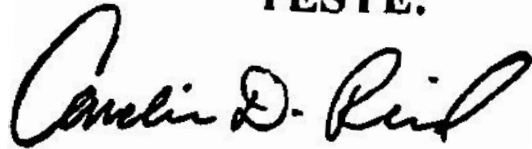
or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



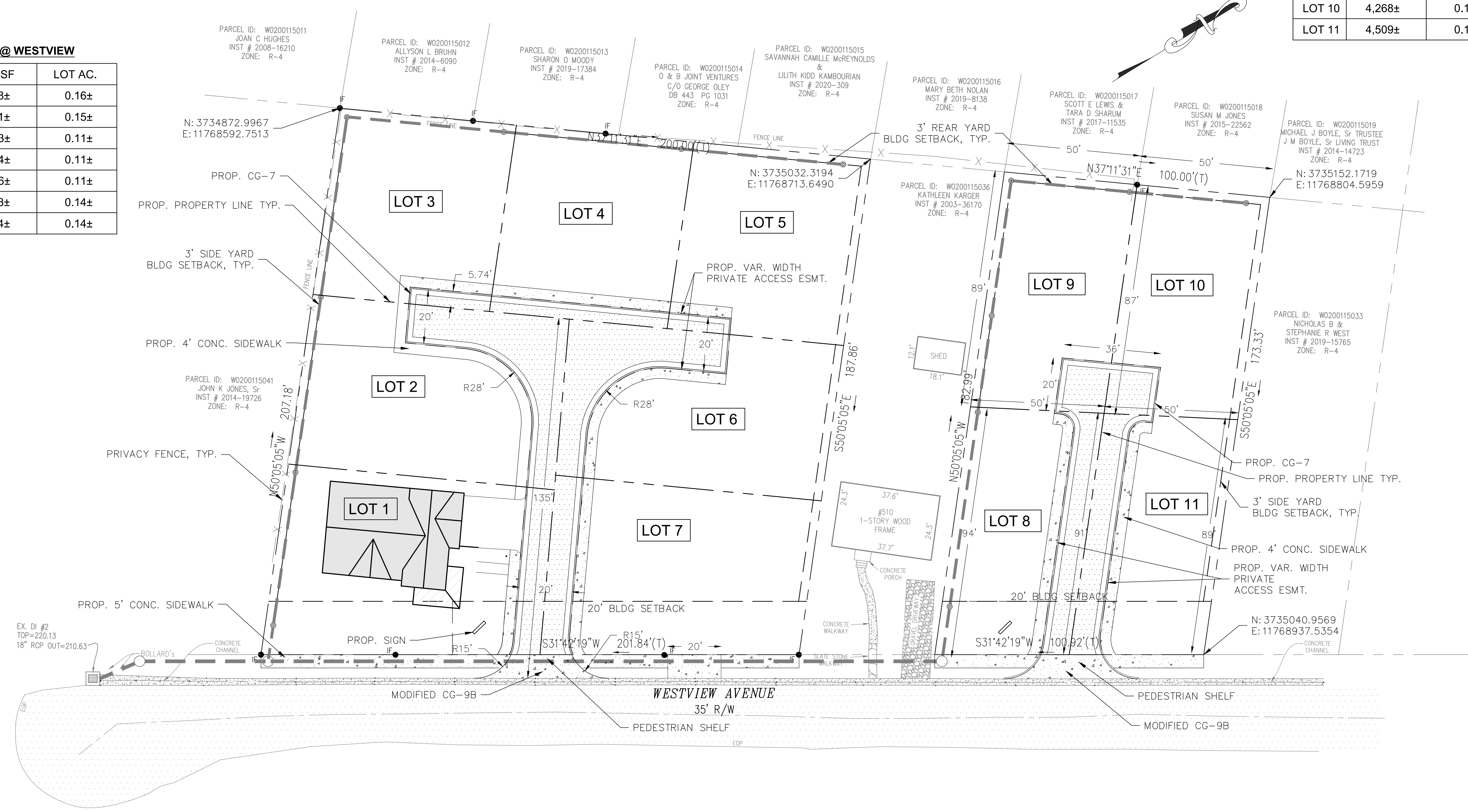
REV.	DATE	DESCRIPTION
1	01/27/2022	DESIGN BY: Andrew Bowman CHECK BY: Jeff Staub DRAWING SCALE: 1"=20' DATE: 01/27/2022

CASHEL MODERN

LOT #	LOT SF	LOT AC.
LOT 8	4,631±	0.11±
LOT 9	4,389±	0.10±
LOT 10	4,268±	0.10±
LOT 11	4,509±	0.10±

ENCLAVE @ WESTVIEW

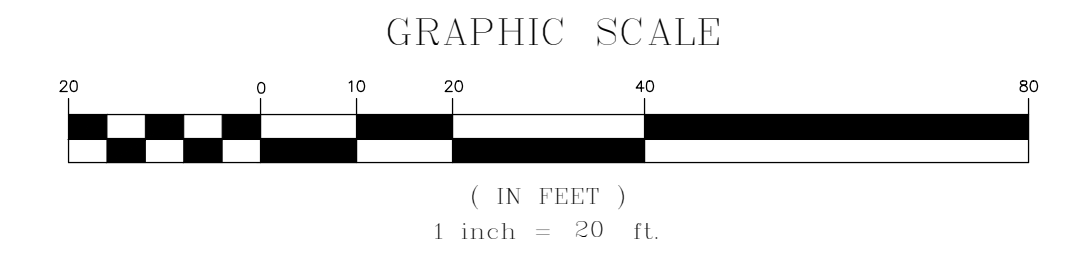
LOT #	LOT SF	LOT AC.
LOT 1	6,848±	0.16±
LOT 2	6,321±	0.15±
LOT 3	4,693±	0.11±
LOT 4	4,724±	0.11±
LOT 5	4,696±	0.11±
LOT 6	5,983±	0.14±
LOT 7	6,184±	0.14±



SITE DATA

- PROPERTY ID #** : W0200115046/W0200115047/W0200115048/W0200115049
: W0200115050/W0200115051/W0200115052/W0200115053
: W0200115054/W0200115054/W0200115055/W0200115056
- ADDRESS** : 502-508/512-514 WESTVIEW AVENUE

NOTE:
EXTENSION OF THE DPU RIGHT-OF-WAY STORMWATER IMPROVEMENTS TO THE 2 SITES FOR THE DISCHARGE OF THE CONCENTRATED STORMWATER IN ORDER TO REDUCE THE VOLUME OF FLOW TO THE EXISTING REAR YARD SYSTEM IS REQUIRED TO BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL.





City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0134

O & R Request

DATE: April 25, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

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

RE: To amend and authorize the special use of the properties known as 502, 502.5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5, Westview Avenue for the purpose of up to 10 single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and authorize the special use of the properties known as 502, 502.5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5, Westview Avenue for the purpose of up to 10 single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is intending to amend an existing subdivision plan which included a total of twelve private lots for newly constructed single-family dwellings which was originally granted a Special Use Permit to allow such lots under the current R-4 Single Family Residential zoning and its requirements regarding lot coverage, lot area and width, as well as front and side yard setbacks. The applicant wishes to reduce the number of private lots from twelve to eleven, and reduce the number of single-family dwellings from twelve to ten. A Special Use Permit amendment is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 21, 2022, meeting.

BACKGROUND: The properties known as 502, 502.5, 504, 504.5, 506, 506.5 508, 512, 512.5, 514, and 514.5 Westview Avenue consist of a combined 57,194 sq. ft., or approximately 1.3 acres of unimproved parcels of land located in the Westhampton Neighborhood.

The City of Richmond's Richmond 300 Master Plan designates these parcels as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary uses: single-family houses, accessory dwelling units, and open space.

Secondary Uses: small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The majority of properties surrounding the proposed are currently zoned R-4 Single Family Residential. The density of the proposed project, if approved, would be approximately 7.7 units per acre.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 23, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 27, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 21, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2020-269

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



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
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 502-508, 512-514 Westview Ave Date: Feb 16, 2022
 Tax Map #: W0200115046-056 Fee: \$200.00
 Total area of affected site in acres: 1.31 AC

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

Zoning

Current Zoning: R-4

Existing Use: 12 Single-Family Residential lots

Proposed Use

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

11 Single-Family Residential lots
 Existing Use: 12 Single-Family Residential lots

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2020-269

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 208 E Grace St
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Richmond Hill Design Build LLC

If Business Entity, name and title of authorized signee: Lloyd Poe

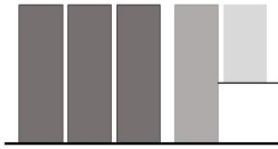
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7714 C Whitepine Rd
 City: N Chesterfield State: VA Zip Code: 23237
 Telephone: () Fax: ()
 Email: lpoe2016@gmail.com

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)



MARKHAM PLANNING
208 E GRACE STREET · RICHMOND, VIRGINIA 23219

February 23, 2022

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: 502, 502 .5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5 Westview Avenue
Special Use Permit Amendment (1st Submission)

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report with the Special Use Permit Amendment of Ord. No. 2020-269 for the properties located at 502, 502 .5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5 Westview Avenue. With this application the property owner and developer, Richmond Hill Design Build LLC, is petitioning City Council for an amendment to the existing SUP to permit a change in the configuration of the lots and to reduce the total number of lots from 12 to 11.

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
502 Westview Ave	W0200115046	0.16	R-4	Richmond Hill Design Build LLC
502.5 Westview Ave	W0200115047	0.15	R-4	Richmond Hill Design Build LLC
504 Westview Ave	W0200115048	0.11	R-4	Richmond Hill Design Build LLC
504.5 Westview Ave	W0200115049	0.11	R-4	Richmond Hill Design Build LLC
506 Westview Ave	W0200115050	0.11	R-4	Richmond Hill Design Build LLC
506.5 Westview Ave	W0200115051	0.14	R-4	Richmond Hill Design Build LLC
508 Westview Ave	W0200115052	0.14	R-4	Richmond Hill Design Build LLC
512 Westview Ave	W0200115053	0.16	R-4	Richmond Hill Design Build LLC
512.5 Westview Ave	W0200115054	0.10	R-4	Richmond Hill Design Build LLC

514 Westview Ave	W0200115055	0.10	R-4	Richmond Hill Design Build LLC
514.5 Westview Ave	W0200115056	0.05	R-4	Richmond Hill Design Build LLC

Existing Site Conditions

The subject properties front on the west side of the Westview Avenue, located in the Westhampton Neighborhood. These properties are two blocks from the Libbie Avenue Neighborhood Center.

This portion of Westview Avenue is a local road that connects on the north end to a stop light intersection with Patterson Avenue and dead ends on the other side with an unimproved turnaround. This public r/w is 101 feet in length and 45 feet in width. The properties on the opposite side of Westview do not front on this street. Instead, the subject lots face the rear of these properties with fencing and natural privacy screens of backyard trees.

Of the existing residences fronting on Westview Ave, most are one-story, single-gable roof homes built in 1951 with about 1,000 square feet of floor area. Five homes on this street have driveways and there is no sidewalk; each lot meets the street with a continuous rolled curb.



Current Zoning

The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses.

Per the current zoning ordinance:

- Lots cannot be less than 7,500 square feet (0.1721 acres) in area with a width of not less than 60 feet.

- Front yards must be a minimum of 25 feet; side and rear yards must be at least 6 feet.
- Lot coverage cannot be greater than 30 percent.
- Height shall not exceed 35 feet.

Current SUP and Proposed Amendment

Ord. No. 2020-269, adopted on January 11, 2021, permits subdivision of the 6 original parcels comprising the subject properties into 12 fee simple lots. Nine homes are approved by the current ordinance to be constructed for the first lot series to the south and 3 on the lot series to the north closer to Patterson. The homes in each cluster are to be accessed via private driveway to be maintained by a home owners association.

The amendment, if approved, would reduce the total number of lots from 12 to 11. Instead of 9 lots on the southern portion, 7 would be permitted. Four lots would be permitted to be developed on the northern portion of the subject properties. This new configuration provides each of the 11 lot with improved accessibility from the private driveways and orientations that better accommodate the new residences.

Richmond 300 Master Plan for Future Land Use

The Richmond 300 Master Plan designates these parcels as Residential. This Future Land Use Category is described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Neighborhood and City Communication

Notifications emails were sent directly to 30 residents in proximity to the subject site. The leaders of the Westview Civic Association, Westhampton Neighborhood Association, and Westwood Civic League were notified as well.

City Charter Conditions

We trust that you will agree with us that this proposed Special Use Permit Amendment meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit Amendment. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

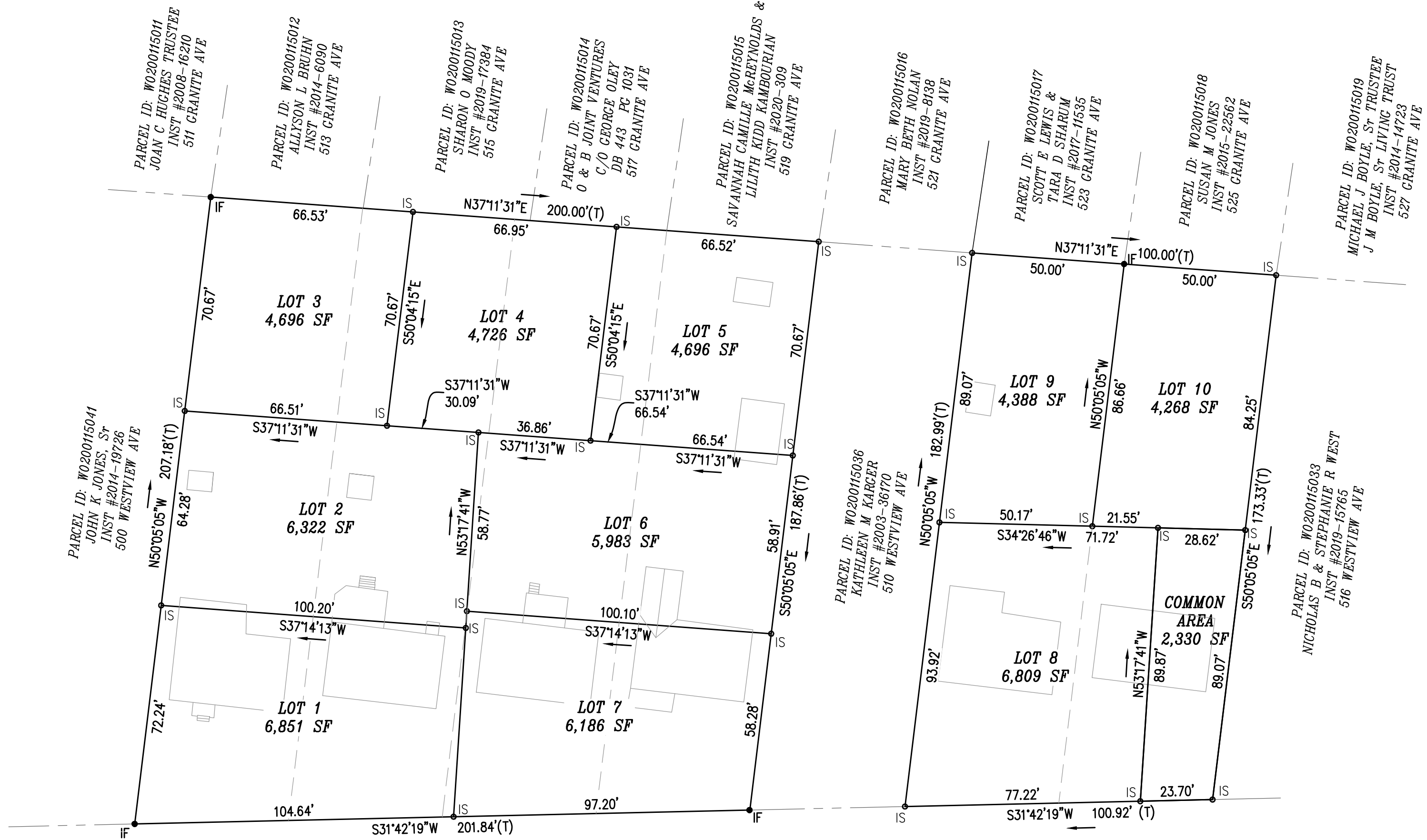
Very Truly Yours,



Lory Markham

Enclosure: application form, survey, conceptual plans

cc: Richard Saunders, Secretary to the City Planning Commission
The Honorable Andreas D. Addison, 1st Voter District
Lloyd Poe, FW Associates LLC



SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED "ENCLAVE AT WESTVIEW SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY. ALL STREETS, ALLEYS, AND EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN HEREON ARE DEDICATED TO THE CITY OF RICHMOND, VIRGINIA FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS EXCEPT AS NOTED ON THIS PLAT AT THE TIME OF RECORDATION. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND FOR UNDERGROUND UTILITIES. UNLESS NOTED OTHERWISE, ALL UNRESTRICTED EASEMENTS ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH ALLEYS ON SAID EASEMENTS AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED. THE DEDICATION OF EASEMENTS TO THE CITY INCLUDES THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF THE EASEMENTS SHOWN HEREON. ALL DEDICATIONS OF LAND ARE SUBJECT TO THE RIGHT OF THE CITY OF RICHMOND, VIRGINIA TO ESTABLISH STREETS, ALLEYS, OR EASEMENTS ON SUCH PROPERTY AT A FUTURE TIME WITHOUT COST OF THE PROPERTY INVOLVED.

IN WITNESS WHEREOF, THE OWNERS AFFIXED THEIR SIGNATURE AND SEAL AS OF THIS ____ DAY OF _____, 2021.

BY: _____
RICHMOND HILL DESIGN BUILD, LLC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____ TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT _____, WHO ARE KNOWN TO ME AND WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT PERSONALLY APPEARED BEFORE ME AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

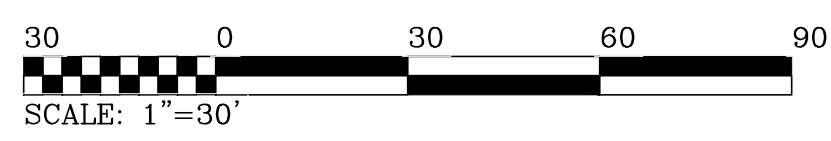
REGISTRATION NO.: _____

WESTVIEW AVENUE
35' R/W

AREA SUMMARY	
W0200115034	57,256 SF.
MINUS LOT 1	6,851 SF.
MINUS LOT 2	6,322 SF.
MINUS LOT 3	4,696 SF.
MINUS LOT 4	4,726 SF.
MINUS LOT 5	4,696 SF.
MINUS LOT 6	5,983 SF.
MINUS LOT 7	6,186 SF.
MINUS LOT 8	6,809 SF.
MINUS LOT 9	4,388 SF.
MINUS LOT 10	4,268 SF.
MINUS COMMON AREA	2,330 SF.
RESIDUE	0,000 SF.

LEGEND
BSL BUILDING SETBACK LINE
IF IRON PIN FOUND
IS IRON PIN SET

MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

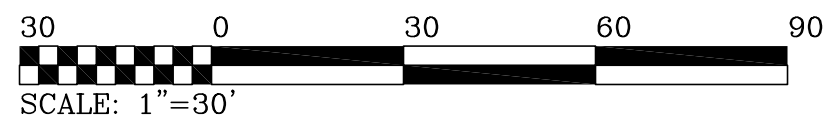


PROJECT TITLE: <i>ENCLAVE AT WESTVIEW CITY OF RICHMOND</i>	
SHEET TITLE: SUBDIVISION PLAT	
PREPARED BY: TIMOTHY MILLER	
SCALE: 1"=30'	SHEET NO. P2 OF 3
DATE: MAY 3, 2021	
REV NO #1: JUNE 25, 2021 REV NO #2: AUGUST 30, 2021 REV NO #3: NOVEMBER 2, 2021	

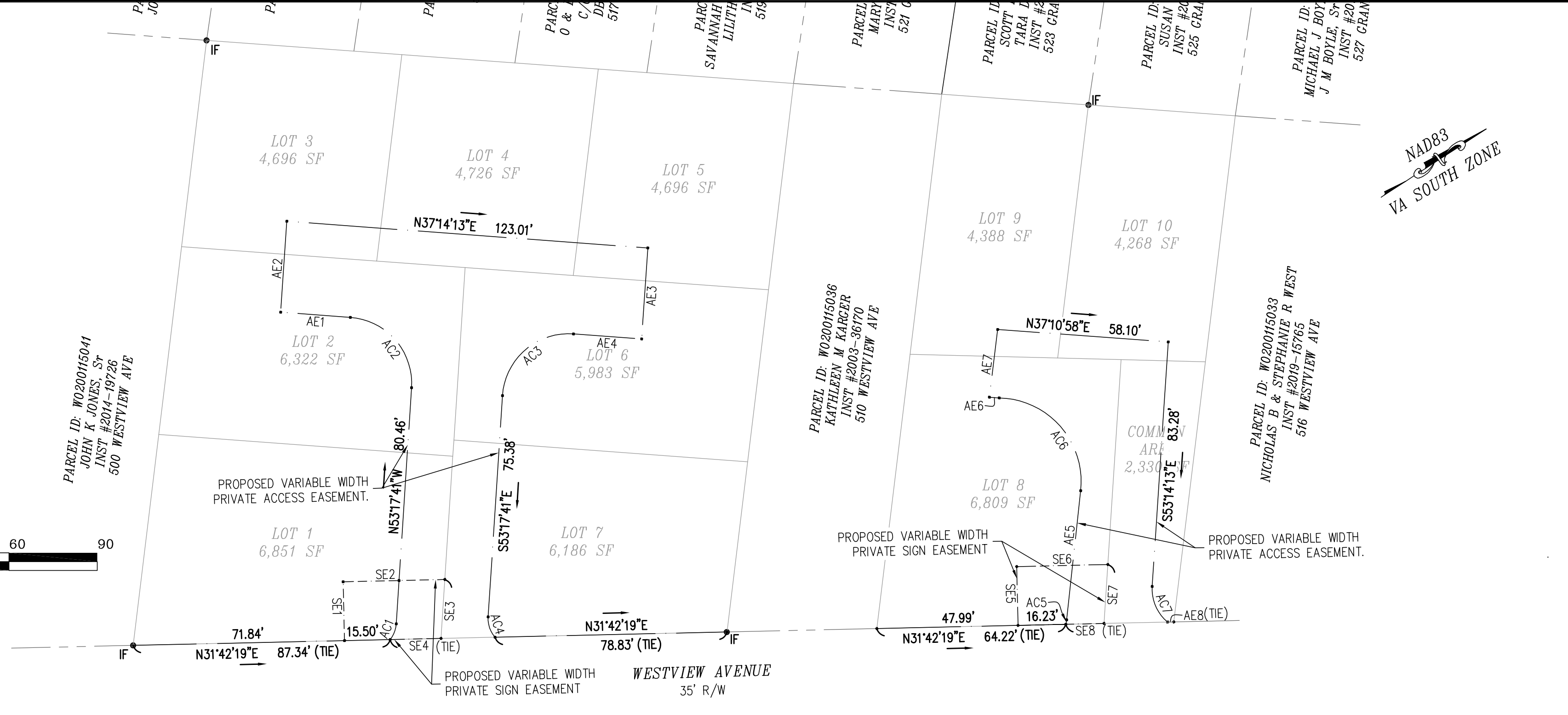
ACCESS CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
AC1	5.83'	9.50'	35°10'37"	3.01'	5.74'	N 35°42'23" W
AC2	35.13'	22.50'	89°28'06"	22.29'	31.67'	S 81°58'16" W
AC3	35.55'	22.50'	90°31'54"	22.71'	31.97'	S 08°01'44" E
AC4	7.49'	9.50'	45°08'58"	3.95'	7.29'	S 75°52'11" E
AC5	1.57'	10.50'	8°35'21"	0.79'	1.57'	N 46°24'11" W
AC6	47.17'	28.42'	95°06'06"	31.07'	41.94'	S 81°44'55" W
AC7	13.70'	14.50'	54°08'20"	7.41'	13.20'	S 80°21'58" E

ACCESS EASEMENTS		
Line	Direction	Length
AE1	S 37°14'13" W	23.76'
AE2	N 53°07'24" W	31.00'
AE3	S 53°07'24" E	31.00'
AE4	S 37°14'13" W	23.25'
AE5	N 50°48'37" W	44.14'
AE6	S 37°13'44" W	3.36'
AE7	N 50°01'37" W	23.19'
AE8	N 31°42'19" E	2.12'

SIGN EASEMENTS		
Line	Direction	Length
SE1	N 58°17'41" W	20.00'
SE2	N 31°42'19" E	34.56'
SE3	S 53°17'41" E	20.08'
SE4	S 31°42'19" W	17.30'
SE5	N 58°17'41" W	20.00'
SE6	N 31°42'19" E	30.98'
SE7	S 53°17'41" E	20.08'
SE8	S 31°42'19" W	13.00'



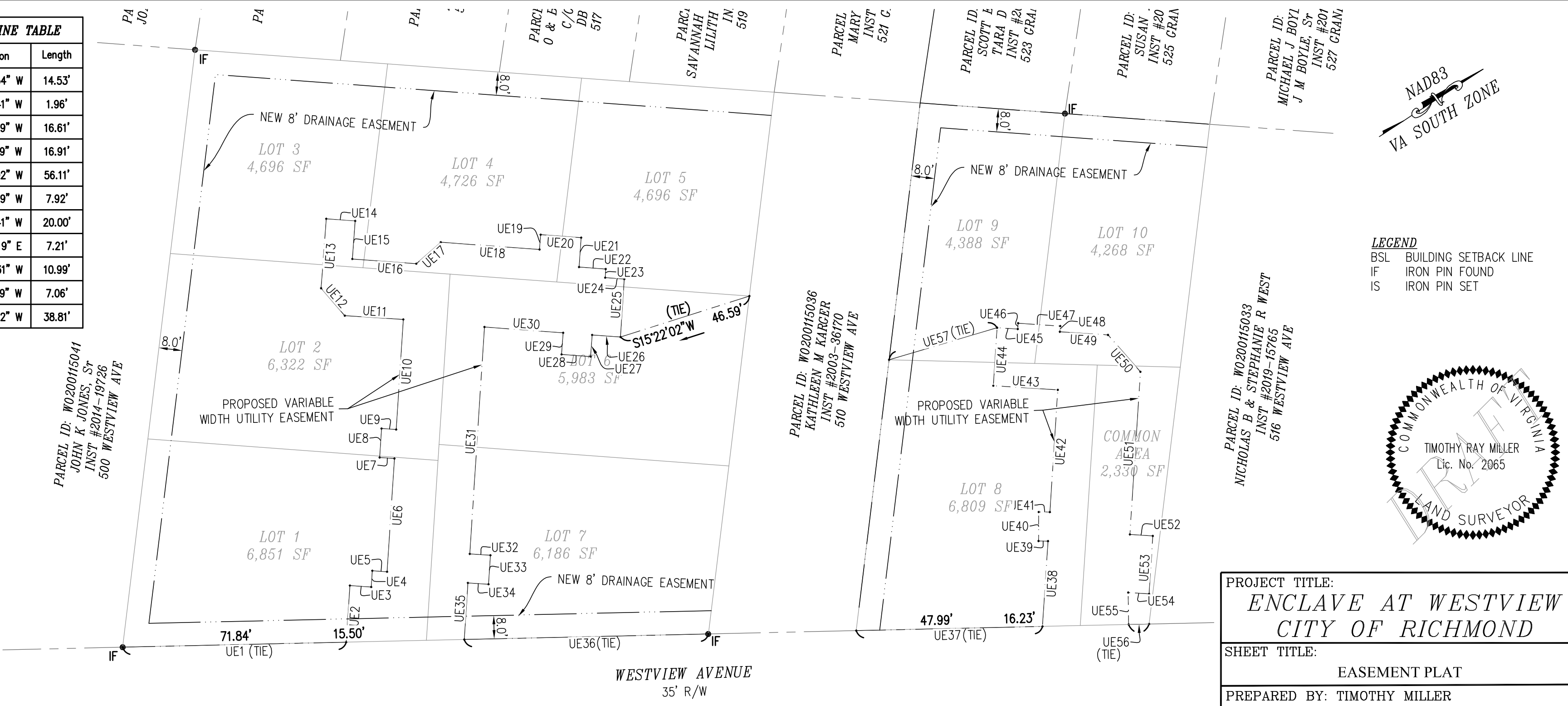
ACCESS & SIGN EASEMENTS



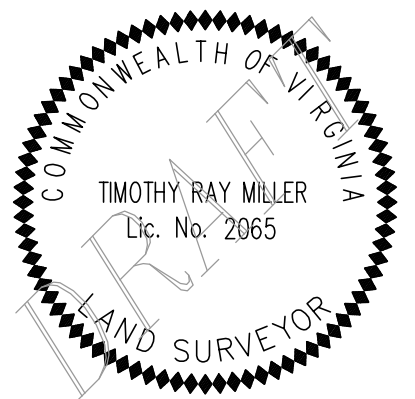
UTILITY LINE TABLE		
Line	Direction	Length
UE1	S 31°42'19" W	77.02'
UE2	S 53°15'33" E	19.53'
UE3	S 36°44'27" W	7.37'
UE4	S 53°15'33" E	5.59'
UE5	S 36°46'50" W	5.10'
UE6	S 53°17'41" E	39.07'
UE7	N 36°46'50" E	5.10'
UE8	S 53°17'41" E	10.00'
UE9	S 36°46'54" W	5.06'
UE10	S 53°17'41" E	37.97'
UE11	N 36°39'26" E	20.19'
UE12	N 82°13'21" E	12.49'
UE13	S 52°46'31" E	23.97'
UE14	S 37°13'29" W	10.00'
UE15	N 52°46'32" W	13.14'
UE16	S 37°13'21" W	22.08'
UE17	S 08°17'41" E	11.21'
UE18	S 37°13'24" W	34.12'
UE19	S 52°46'08" E	5.13'
UE20	S 37°13'38" W	14.01'
UE21	N 52°46'22" W	10.14'
UE22	S 37°14'13" W	9.22'
UE23	N 53°17'41" W	2.99'

UTILITY LINE TABLE		
Line	Direction	Length
UE24	S 37°13'16" W	6.61'
UE25	N 53°17'41" W	20.00'
UE26	N 37°13'21" E	9.81'
UE27	N 52°46'39" W	7.47'
UE28	N 37°13'21" E	10.00'
UE29	S 52°46'39" E	7.47'
UE30	N 37°13'21" E	27.19'
UE31	N 53°17'41" W	78.29'
UE32	S 36°42'19" W	7.13'
UE33	N 53°17'41" W	10.00'
UE34	N 36°42'19" E	7.13'
UE35	N 53°17'41" W	19.52'
UE36	N 31°42'19" E	84.15'
UE37	S 31°42'19" W	64.17'
UE38	S 53°17'41" E	29.44'
UE39	N 33°19'07" E	3.26'
UE40	S 56°40'53" E	10.00'
UE41	S 33°19'07" W	3.85'
UE42	S 53°17'41" E	42.15'
UE43	N 36°42'19" E	22.26'
UE44	S 53°17'41" E	20.00'
UE45	S 36°42'19" W	7.15'
UE46	S 53°17'41" E	2.02'

UTILITY LINE TABLE		
Line	Direction	Length
UE47	S 36°56'54" W	14.53'
UE48	N 53°17'41" W	1.96'
UE49	S 36°42'19" W	16.61'
UE50	S 81°42'19" W	16.91'
UE51	N 53°18'02" W	56.11'
UE52	S 36°42'19" W	7.92'
UE53	N 53°17'41" W	20.00'
UE54	N 36°42'19" E	7.21'
UE55	N 57°50'31" W	10.99'
UE56	S 31°42'19" W	7.06'
UE57	S 16°27'32" W	38.81'



LEGEND
 BSL BUILDING SETBACK LINE
 IF IRON PIN FOUND
 IS IRON PIN SET



PROJECT TITLE:
ENCLAVE AT WESTVIEW
 CITY OF RICHMOND

SHEET TITLE:
 EASEMENT PLAT

PREPARED BY: TIMOTHY MILLER

SCALE: 1"=30'

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SHEET NO.
 P3 OF 3

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UTILITY & DRAINAGE EASEMENTS

