



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: 3329 Hopkins Road Date: 09/03/21  
Tax Map #: C0090789040, C0090789030 Fee: \$3,640  
Total area of affected site in acres: 22.4

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

**Zoning**

Current Zoning: R-4

Existing Use: Undeveloped/Vacant

**Proposed Zoning/Conditional Zoning**

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

R-6 to allow infill development of 123 Single-Family residential and townhomes. Proffer outline attached.

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Hans C. Klinger

Company: HHH Land, LLC

Mailing Address: 11237 Nuckols Road

City: Glen Allen

State: VA

Zip Code: 23059

Telephone: ( 804 ) 762-4800

Fax: ( )

Email: zoning@HHHunt.com

**Property Owner:** See attached list

If Business Entity, name and title of authorized signee: R. Robert Benaicha, Attorney-in-Fact

(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: See attached list

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:**

By: R. Robert Benaicha, Attorney-in-Fact

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.



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September 29, 2021  
(revised November 8, 2021)

## APPLICANT’S REPORT

Rezoning to R6

Address: Hopkins Rd

Map Reference Number: C0090789040, C0090789030

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Submitted to:	<b>City of Richmond</b> Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	HHH Land, LLC c/o Mr. Phillip Martin c/o HHHunt Corp 11237 Nuckols Rd Glen Allen, VA 23059
Prepared by:	<b>Hirschler, Attorneys at Law</b> 2100 East Cary Street Richmond, Virginia 23223

### Introduction

The applicant, HHH Land, LLC (“Applicant”), desires to create a new neighborhood on the parcels of land generally known as 3329 Hopkins Rd, which are bounded by Warwick Road, Hopkins Road and neighborhood communities to the east and south. HHHunt is excited to submit this rezoning request for our first infill community in the City of Richmond. Attention to detail, superb locations, innovative land planning, exceptional designs and excellent business and community partnerships are the trademarks of HHHunt and all contribute to our ability to create the highest quality lifestyle. HHHunt is the developer that brought Central Virginia many incredible communities, including Wyndham, Wellesley, Twin Hickory, The Villages of Charter Colony, Rutland, White Hall, Mosaic, Wescott and River Mill. With over 55 years of

experience in residential housing, HHHunt works to enrich the communities in which we locate because we don't just build places to live, we build a better way of life.

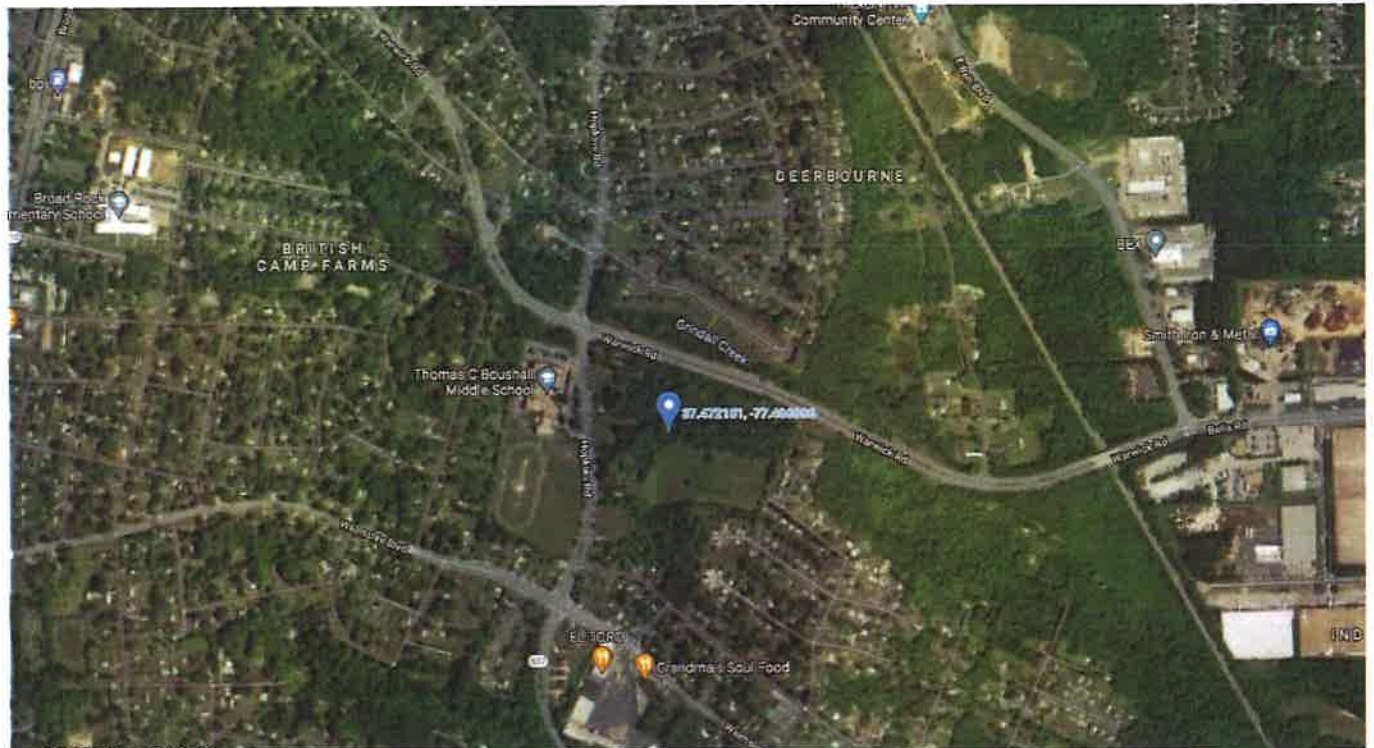
The proposed rezoning to R-6 is for the development of an owner-occupied, high quality single family and townhome in-fill residential neighborhood. The neighborhood will be attractive to first-time home buyers, professionals, teachers, emergency responders, empty nesters, and many others. This pedestrian-oriented neighborhood will consist of attractive, quality homes at affordable prices. Its residents will be able to use the internal sidewalks to walk to existing sidewalks on Hopkins & Warwick Roads and to Boushall Middle School.

## Existing Conditions

### ARTICLE I.

### ARTICLE II. SITE DESCRIPTION AND EXISTING LAND USE

The Property is referenced by the City Assessor as tax map C0090789040, C0090789030, 3329 Hopkins Rd, located south of Warwick Road, and contains a total of approximately 21.7 acres of land area. The surrounding uses are single-family residential, educational and vacant land.



### EXISTING ZONING

The Property's underlying zoning classification is R-4 Single-Family Residential. The homes to the east and south, including the Walmsley Village community, are zoned R-4. The properties to the west are also zoned R-4 and the Dutch Village subdivision to the north is zoned R-43.

## **MASTER PLAN DESIGNATION**

The Master Plan recommends "Neighborhood Mixed-Use" for the Property, with a suggested density of 3 to 10 homes per acre. The neighborhood will be limited to 140 homes for a density of approximately 6.25 homes per acre, which is well within the Master Plan recommendation. The proposal is in keeping with The City's Richmond 300 Master Plan recommendation of "Neighborhood Mixed-Use." The Neighborhood Mixed Use designation is viewed as "highly-walkable urban neighborhoods that are predominantly residential with a small, but critical percentage of parcels providing retail, office, and institutional uses." Our potential neighborhood is located within this larger mixed-use node of schools, retail shops, restaurants, and churches. The diversity of home types in this neighborhood (attached and detached homes) provides more housing opportunities for different income earners than if the neighborhood consisted of only one particular type of housing. All of these homes will be built under current building codes that mandate efficient and energy-saving measures that reduce energy consumption and lower the overall cost of ownership.

Though in comparison to other areas in the City such as Manchester or Carytown this area consists of more suburban type homes that are more car dependent, this neighborhood is located within walkable destinations such as Boushall Middle School and a small retail center on Walmsley Blvd. Currently GRTC route #86 runs every 60 minutes within 0.5 mile of the neighborhood along Walmsley Blvd which further reduces reliance on car travel.

At the pre-application meeting, Planning staff was very helpful to show some design alternatives that have now been incorporated into the site layout (Exhibit A in the proffers) including houses that front onto Hopkins Road and the inclusion of more alleys.

# **Proposal**

## **PROJECT SUMMARY**

In order to achieve the city's goal of creating a "high quality, distinctive, and well-designed neighborhood" HHHunt is requesting the zoning be changed to R-6 from the existing R4 zoning as the R4 zoning does not guarantee the elements of quality design the City seeks and HHHunt is providing. As this is HHHunt's first infill community in the City of Richmond, our first task was to understand how the City views urban design in a traditional post-war suburb. In studying the **Richmond 300**, HHHunt shares the overarching objective of creating a "high-quality, distinctive, and well-designed neighborhood." Our neighborhood of 140 homes will become an important addition to a larger mixed-use node of schools, retail shops, restaurants, and churches all within walking distance. These new homes will help existing businesses thrive while providing the incentive for additional businesses to locate in the area.

The **Richmond 300** devotes an entire chapter to “Inclusive Housing” with the vision of that “all people can access quality housing choices.” Our neighborhood will be attractive to first-time buyers, professionals, teachers, emergency responders, empty nesters, and many others... all without sacrificing quality design; both in urban design and architectural design.

**“Quality urban design is what makes a place feel like a true neighborhood, not just a collection of buildings.”** Richmond has many distinctive neighborhoods that can be used as a model for urban design (notwithstanding the zoning and engineering issues that make their re-creation impossible). One such example is The Fan. The street network in the Fan allows for iconic parks and open spaces such as Meadow Park and the Lombardy and Park Avenue Triangle. Understanding today’s constraints of traffic and engineering, HHHunt wanted to use Meadow Park as a model and starting point to create a unique neighborhood that wouldn’t be seen as ‘just a collection of buildings.’ It was there that HHHunt began the design phase, and the result is a park similar in size and shape to Meadow Park. 100% of the homes in the neighborhood (and many in adjacent neighborhoods) are within a five-minute walk to the new park (the **Richmond 300** suggests a ten-minute walk). Taking the design strategy even further, and a little more European in design, the townhouses that face the park are alley loaded so that the homes face the park uninterrupted.

In addition to the neighborhood park, HHHunt has saved and protected a natural resource on the property: a creek. In line with the **Richmond 300’s** goal of improving the water quality of the James River, the Resource Protection Area (RPA) will be preserved without including the RPA within any lot boundary. Likewise, the development of this community will comply with Virginia’s stormwater regulations and the Chesapeake Bay Act.

In the **Richmond 300**, the objective in developing new, larger parcels is to “introduce a gridded street pattern.” not always the easiest task when surrounded by post-war subdivisions. While constraints (a creek, the RPA, connectivity to adjacent neighborhoods, and size) of this property don’t allow a true rigid grid like Church Hill, HHHunt has designed a modified grid that achieves the goal of “connectivity within the neighborhood and to adjacent neighborhoods.” Modified grids, like The Fan and our neighborhood, help create distinctive, unique, and iconic neighborhoods. In creating a walkable neighborhood, HHHunt has incorporated many of the City’s public realm standards such as sidewalks, shade trees, pedestrian level lighting, and bike parking. The central community park, within a five-minute walk to all homes, will have a shade structure that also serves as a stage or event space.

While Hopkins Road isn’t classified as a ‘great street,’ in the **Richmond 300**, HHHunt still hopes to be able to make it a better street. Along Hopkins Road HHHunt has fronted homes to the street (rather than post war subdivisions with homes backed up to the street) and provided an alley to eliminate any driveways discharging onto Hopkins Road. These homes, with sidewalks, street trees and pedestrian scaled lighting will have a favorable impression for those who use Hopkins Road. Likewise, homes on Warwick Road also front the street however, due to environmental constraints of an existing wetland, there must be a single loaded road that parallels Warwick Road. Per comments from Planning, HHHunt has adjusted this single loaded road so that it is parallel with Warwick Road and creates a boulevard effect to the street.

**“Richmond 300** outlines strategies to intentionally grow Richmond equitably, sustainably, and beautifully. Using **Richmond 300** as a guide, the City is in a position to become a welcoming, inclusive, diverse, innovative, and equitable city of thriving neighborhoods, ensuring a high quality of life for all.” HHHunt shares

the City's vision and believes the proposed neighborhood is equitable, sustainable, and beautiful in addition to being a needed asset to the overall community node as well as the city.

This resubmission of the original rezoning request was improved through collaboration with Planning Staff during the pre-application process and Development Review meetings. For example, HHHunt 1) proffered a sidewalk connection to Warwick Road, 2) proffered an internal pedestrian path in the location sought by Staff, and 3) created a modified grid network of streets containing front loaded and alley loaded lots. In making these revisions, HHHunt was able to take key features from the Richmond 300 Plan to create a community that will be a true bridge to the future for the surrounding neighborhoods.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed zoning will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. In fact, the proposed neighborhood will provide a transitional use from the single-family homes to the south and east to the school and multifamily homes to the west and north.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

This neighborhood should ease traffic through Walmsley Village, allowing drivers to be able to access Hopkins Road faster without putting increased traffic into Walmsley Village. The neighborhood will be pedestrian friendly with sidewalks that ultimately connect to the existing sidewalks along Hopkins Road and Warwick Road provided on all new streets.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this neighborhood are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The request will not tend to overcrowd the land or create an undue concentration of land. The proposed density is approximately 6.25 homes per acre which is well within the Master Plan's designation of 3 to 10 homes per acre.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The request would not adversely affect the above-referenced City services. The new neighborhood is an in-fill project and will bring new residents to the area which will support the area businesses. The land has been underutilized. The construction of the new neighborhood will bring revenue to the City, the new residents will work and shop in the area, and the new improvements will enhance the City's tax base.

- ***Interfere with adequate light and air.***

It will not interfere with adequate light and air because it will comply with all provisions of the fire, building, and life safety codes.

Very truly yours,



Jeffrey P. Geiger