



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: \_\_\_\_\_

Applicants: Crescent Preservation & Development Co., LLC

**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. Preston Lloyd, Jr., acting under Special Limited 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

January 5, 2023  
Revised March 23, 2023 & June 20, 2023

City of Richmond Department of Planning and Development Review  
City Hall, 900 East Broad Street, Room 511  
Richmond, Virginia 23219  
Attn: Mr. Matthew J. Ebinger, AICP

Re: Rezoning Application, 4850 Walmsley Blvd, 4870 Walmsley Blvd, 4890 Walmsley Blvd, 4838 Walmsley Blvd, 4830 Walmsley Blvd, 4824 Walmsley Blvd, 4818 Walmsley Blvd, being comprised of City Parcel Id. No.'s C0080745024, C0080745026, C0080745028, C0080745030, C0080745031, C0080745032, C0080745033 (together, the "Property")

Ladies and Gentlemen:

On behalf of Crescent Preservation & Development Co., LLC (the "Applicant"), we submit the enclosed the materials referenced on Exhibit A (collectively, the "Application") for the conditional rezoning of the captioned Property located in the City of Richmond (the "City") as authorized pursuant to Section 30-1170.1 *et seq.* of the Code of the City (the "Code"). The Applicant is under agreement to acquire the Property, whose present owners are listed on the chart immediately below, and cause its redevelopment as further described herein. This letter will serve as the Applicant's Report.

Parcel	Zoning District	Acreage	Owner
C0080745024	RO-1 Residential Office	0.3	Kim Chin Ha
C0080745026	RO-1 Residential Office	0.29	KCH Total Management LLC
C0080745028	RO-1 Residential Office	0.39	Kim Chin Ha
C0080745030	RO-1 Residential Office	0.37	KCH Total Management LLC
C0080745031	RO-1 Residential Office	2.98	KCH Total Management LLC
C0080745032	B2 Business (Community Business)	2.01	KCH Total Management LLC
C0080745033	R4 Residential	4.184	KCH Total Management LLC

## Current Use

The Application proposes the conditional rezoning of the Property from its present zoning as indicated in the chart above to Mixed-Use Business District (B-6). The Property presently has multiple uses including single family homes, secondary entrance to the Second Baptist Church, and vacant land. The Property is approximately 10.54 acres, more or less, fronts along Walmsley Blvd and is bounded by the following: U-Haul self-storage facility, Second Baptist Church, Primera Iglesia Pentecostal Church, Brookmont apartments, single family residential, and vacant property. Other nearby uses include commercial, retail, and restaurants at the nearby intersection of Walmsley Blvd and Broad Road Blvd.

### **Proposed Use**

The Applicant proposes the redevelopment of the Property as a multifamily affordable housing project with potential for a mixed-use component along Walmsley Boulevard. The buildings are projected to be three (3) stories in height with approximately 276 units in total,<sup>1</sup> of which 100 percent will be affordable at 60% of the area median income (AMI), together with related open space/amenities, as generally illustrated on the enclosed Conceptual Plan. Access will be via Walmsley Boulevard, and will also provide a relocation of the secondary access point for Second Baptist Church. Off-street parking will be supplied on the Property per the requirements of Sec. 30-710.1 *et seq.* of the Code.

If approved by City Council, the Applicant voluntarily proffers the conditions set forth on the Proffer Statement enclosed with this Application.

### **Conformance with Master Plan**

The proposed project is consistent with the City's Richmond 300 Master Plan (the "Master Plan"), which designates this Property as Community Mixed-Use and a small amount of Residential and is located along a designated major residential street, and states the following in describing future uses:

#### Community Mixed Use:

"Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space. Secondary Uses: Single-family houses, institutional, and government.

#### Residential:

"Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The intent of the B-6 district regulations, as set forth in Sec. 30-444.1 of the Code of the City, aligns with the Master Plan's vision for Community Mixed-Use, as follows (emphasis added):

"Pursuant to the general purposes of this chapter, the intent of the B-6 district is to ***encourage development of mixed land uses consistent with the objectives of***

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<sup>1</sup> While the buildings are projected to be 3-stories in height, an additional story may be necessary in the event that future engineering studies should render the current building layout infeasible. Accordingly, the final unit-count is subject to change following final design and engineering.

*the master plan and the downtown plan*, and to promote enhancement of the character of development along principal corridors and in other areas. The district regulations are intended to *encourage appropriate infill development on undeveloped land*, promote adaptive reuse of underutilized buildings or enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible, depending on the character and needs of particular areas.”

The Property’s current undeveloped condition offers an infill development opportunity that will catalyze reinvestment at the intersection of two significant corridors. Rezoning to B-6 promotes a transition from the Community Mixed Use designation to the Residential designation. The Master Plan language supports the proposed conversion of this Property into a mixed- use development including an affordable multi-family residential and a potential for commercial uses along Walmsley Blvd., which will support the existing non-residential, commercial, retail, and restaurant uses in the area to create a mixture of housing types and uses.

In addition, the residential use as proposed is an affordable housing project of approximately 276 units, which would meet the City’s Richmond 300 Master Plan Chapter 5 Inclusive Housing goals, objectives, and strategies. Specifically, it would support the following:

Objective 14.4: Increase the number of mixed-income communities along enhanced transit corridors.

Objective 14.5: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes by amending the Zoning Ordinance.

The Property is located adjacent to sidewalks and GRTC transit stops, which are located in close proximity to the east on Walmsley Blvd as well as along Broad Rock Road, offering additional means of transportation connectivity.

The proposed development will utilize public water and sewer, both of which presently serve the Property. Future stormwater runoff will be detained and mitigated in conformance with applicable federal, state, and local laws and regulations.

Based on the foregoing, the proposed conditional rezoning of the Property is consistent with the recommendations of the City’s Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com), at any time if you have any questions or require additional materials.

Sincerely,

/s/

T. Preston Lloyd, Jr.

Enclosures

Cc: Mr. Kevin J. Vonck, PhD., Director, Dept. of Planning and Development Review (via email)  
The Hon. Michael Jones, President and 9<sup>th</sup> District Councilperson, City Council (via email)

EXHIBIT A  
Enclosures

The following application materials are enclosed:

1. Rezoning Application form;
2. Plat entitled “Boundary Exhibit for Rezoning Showing Existing Improvements to Seven Parcels of Land at the NW Corner of Walmsley Blvd. & Broad Rock Blvd.” dated December 14, 2022 prepared by Shadrach & Associates LLC (the “Survey”);
3. Plan entitled “Rezoning Plan for Walmsley Boulevard Site” dated March 15, 2023 prepared by VHB (the “Conceptual Plan”);
4. Proffer Statement; and
5. Special Land Use Power of Attorney by the Property owners.

(101733772.2)

## **SPECIAL LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**, that CRESCENT PRESERVATION & DEVELOPMENT CO., LLC, a Virginia limited liability company (the "Applicant") and KCH TOTAL MANAGEMENT, LLC, a Virginia limited liability company, CHIN HA KIM and EUN KYUNG KIM (collectively, the "Owners"), have each made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, their true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Department of Planning and Development Review of the City of Richmond, Virginia (the "City"), as may be necessary or convenient in connection with the application for rezoning by such jurisdiction filed on behalf of Applicant concerning real property owned by the Owners and commonly known by the addresses 4818 Walmsley Boulevard, 4824 Walmsley Boulevard, 4830 Walmsley Boulevard, 4838 Walmsley Boulevard, 4850 Walmsley Boulevard, 4870 Walmsley Boulevard and 3332 Broad Rock Boulevard, located in the City of Richmond, Virginia, being shown on the tax map of the City as Tax Parcel IDs C0080745024, C0080745026, C0080745028, C0080745030, C0080745031, C00807450032, C0080745033 and C0080745010 (the "Application"). The said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Application and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Application, as fully as the Owners or Applicant might or could do if acting on its own behalf.

The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Applicant, Owners or persons claiming thereunder, everything which the Applicant's and Owners' Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall expire two (2) years from the day it is signed, or until it is otherwise rescinded or modified.

[SIGNATURE PAGE FOLLOWS]

OWNERS:

KCH TOTAL MANAGEMENT, LLC  
a Virginia limited liability company

By: [Signature] (SEAL)

Name: Chin Ha Kim

Its: President

[Signature] (SEAL)  
Chin Ha Kim

[Signature] (SEAL)  
Eun Kyung Kim

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Chin Ha Kim, in his capacity as President of KCH Total Management, LLC, a Virginia limited liability company, on its behalf, this \_\_\_ day of October, 2022, who is personally known to me or has submitted government-issued identification.

[Signature]  
Notary Public

Registration No.: 7995780  
My commission expires: 07/31/2026

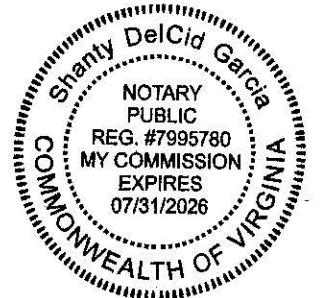


COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Chin Ha Kim this \_\_\_ day of October, 2022, who is personally known to me or has submitted government-issued identification.

[Signature]  
Notary Public

Registration No.: 7995780  
My commission expires: 07/31/2026

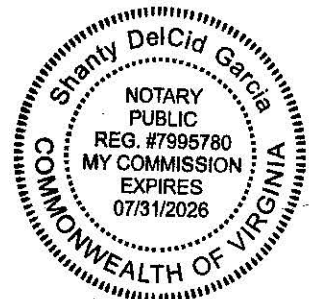


COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Eun Kyung Kim this \_\_\_ day of October, 2022, who is personally known to me or has submitted government-issued identification.

[Signature]  
Notary Public

Registration No.: 7995780  
My commission expires: 07/31/2026





WITNESS the following signatures and seal effective as of the date below.

APPLICANT: CRESCENT PRESERVATION & DEVELOPMENT CO., LLC  
a Virginia limited liability company

By: [Signature] (SEAL)  
Name: Zachary R. Frederick  
Its: Manager

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Zachary R. Frederick, in his capacity as Manager of Crescent Preservation & Development Co., LLC, a Virginia limited liability company, on its behalf, this 8<sup>th</sup> day of ~~October~~, 2022, who is personally known to me or has submitted government-issued identification. November



[Signature]  
Notary Public

Registration No.: 7920223  
My commission expires: 07/31/2025

[Signature pages continue]



N/F Raul A. Quintanilla  
Instrument No. 2008-10691  
Tax Parcel ID: C008-0740/024  
#5000A Walmsley Blvd.  
ZONED: R-4

N/F DAMOK LLC  
Instrument No. 2019-26617  
Tax Parcel ID: C008-0665/060  
#6401 Clayton Drive  
ZONED: R-4

N/F DAMOK LLC  
Instrument No. 2019-26617  
Tax Parcel ID: C008-0665/054  
#6403 Clayton Drive  
ZONED: R-4

N/F DAMOK LLC  
Instrument No. 2019-26617  
Tax Parcel ID: C008-0665/050  
#6405 Clayton Drive  
ZONED: R-4

N/F BROAD ROCK, LLC  
Instrument No. 2019-27256  
Tax Parcel ID: C008-0665/030  
#3124 Broad Rock Blvd.  
ZONED: B-2

N/F THE BROWN BEAR, LLC  
Instrument No. 2019-14217  
Tax Parcel ID: C008-0665/038  
#3206 Broad Rock Blvd.  
ZONED: B-2

N/F Gerardo Alvarado Alvarado  
and Silvia Guevara Alvarado  
Instrument No. 2022-17255  
Tax Parcel ID: C008-0665/040  
#3214 Broad Rock Blvd.  
ZONED: B-2

N/F CRS Housing Corporation  
Instrument No. 2016-2132  
Tax Parcel ID: C008-0665/046  
#3242 Broad Rock Blvd.  
ZONED: B-2

N/F Second Baptist Church, Trustees  
Instrument No. 2007-20178  
Tax Parcel ID: C008-0745/002  
#3300 Broad Rock Blvd.  
ZONED: B-2

N/F Church of the Loving God  
La Luz Del Mundo  
Instrument No. 2012-1087  
Tax Parcel ID: C008-0740/014  
#5004 Walmsley Blvd.  
ZONED: R-4

N/F Iglesia Del Dios Vivo  
Columna Y Apoyo De  
La Verdad Lldm Virginia  
Instrument No. 2019-24838  
Tax Parcel ID: C008-0740/012  
#4948 Walmsley Blvd.  
ZONED: R-4

N/F Primera Pentecostal Iglesia,  
Arca De Salvacion  
Instrument No. 2016-2346  
Tax Parcel ID: C008-0740/010  
#4932 Walmsley Blvd.  
ZONED: R-4

N/F Jonathan Flores Ramirez  
Instrument No. 2021-18248  
Tax Parcel ID: C008-0740/077  
#4894 Walmsley Blvd.  
ZONED: R-4

**Walmsley Boulevard**  
**VA State Route #647**  
**(Var. Width Public R/W)**

**Broad Rock Boulevard**  
**VA State Route #10**  
**(Var. Width Public R/W)**

Legal Reference:

**Tract 1:**

**CHIN HA KIM**  
Instrument No. 2007-8199  
Tax Parcel ID: C008-0745/024  
#4818 Walmsley Blvd.  
ZONED: RO-1  
**0.304 Acres**

**Tract 2:**

**KCH Total Management LLC**  
Instrument No. 2011-21943  
Tax Parcel ID: C008-0745/026  
#4824 Walmsley Blvd.  
ZONED: RO-1  
**0.294 Acres**

**Tract 3:**

**CHIN HA KIM**  
Instrument No. 2002-12512  
Tax Parcel ID: C008-0745/028  
#4830 Walmsley Blvd.  
ZONED: RO-1  
**0.394 Acres**

**Tract 6:**

**KCH Total Management LLC**  
Instrument No. 2011-1892  
Tax Parcel ID: C008-0745/030  
#4838 Walmsley Blvd.  
ZONED: RO-1  
**0.374 Acres**

**Tract 4 - Lot 2:**

**KCH Total Management LLC**  
Instrument No. 2012-6203  
Tax Parcel ID: C008-0745/031  
#4850 Walmsley Blvd.  
Lot 2, "Strickland"  
Plat Book 99, Pages 45-48  
ZONED: RO-1

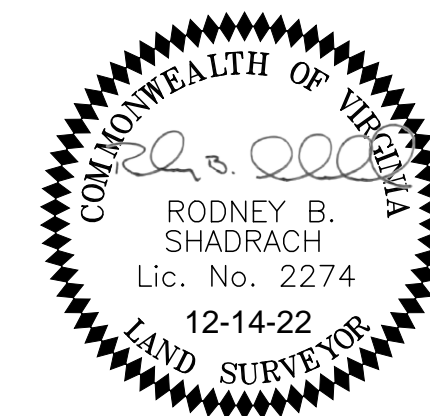
**Tract 4 - Lot 3:**

**KCH Total Management LLC**  
Instrument No. 2012-6203  
Tax Parcel ID: C008-0745/032  
#4870 Walmsley Blvd.  
Lot 3, "Strickland"  
Plat Book 99, Pages 45-48  
ZONED: B-2

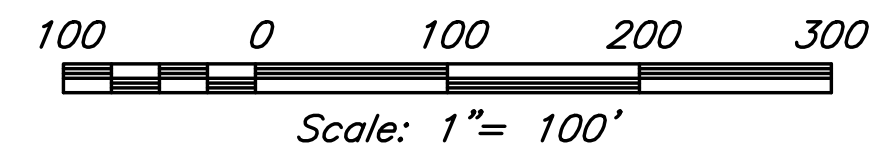
**Tract 4 - Lot 4:**

**KCH Total Management LLC**  
Instrument No. 2012-6203  
Tax Parcel ID: C008-0745/033  
#4890 Walmsley Blvd.  
Lot 4, "Strickland"  
Plat Book 99, Pages 45-48  
ZONED: R-4

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Boundary Exhibit For Rezoning  
Showing Existing Improvements to  
Seven Parcels of Land at the NW Corner  
of Walmsley Blvd. & Broad Rock Blvd.  
City of Richmond, Virginia  
Date: December 14, 2022



**Shadrach & Associates LLC**

LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • rod@shadrachsveys.com

**Total Acreage**  
**10.544 Acres**

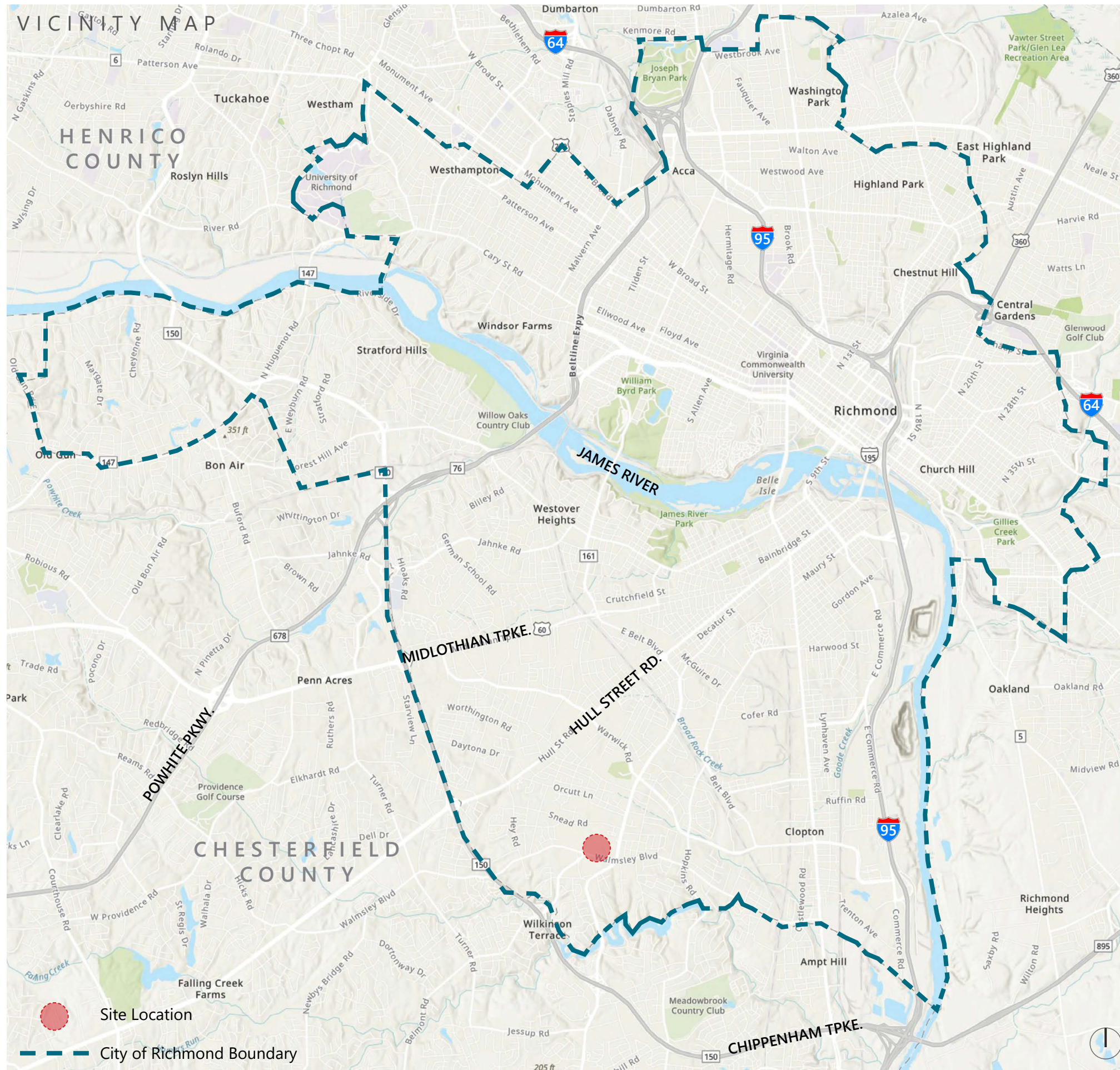
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1385.40'	0°31'08"	12.55'	N76°26'35"W @ 12.55'
C2	7592.44'	0°03'53"	8.58'	N78°56'42"W @ 8.58'
C3	7592.44'	0°08'22"	18.47'	N78°50'34"W @ 18.47'
C4	287.11'	3°58'48"	19.94'	S07°23'31"W @ 19.94'
C5	100.00'	19°44'18"	34.45'	S03°15'07"E @ 34.28'

R=5428.20'  
Δ=2°47'37"  
L=264.67'  
CHD=N77°34'50"W  
@ 264.64'

1.5-Story  
Brick &  
Frame  
#4830  
Hgt.=24.8'

R=1385.40'  
Δ=3°07'59"  
L=75.76'  
T=37.89'  
CHD=N78°16'09"W  
@ 75.75'

R=1385.40'  
Δ=3°07'11"  
L=75.44'  
CHD=N81°23'44"W  
@ 75.43'



# REZONING PLAN FOR WALMSLEY BOULEVARD SITE

CITY OF RICHMOND, VA  
MARCH 15, 2023

Proposed Zoning: B-6

Applicant/Developer:  
Crescent Preservation & Development Co., LLC

Land Planner • Civil Engineer • Landscape Architect:



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# EXISTING CONDITIONS & PARCEL INFORMATION

The Walmsley Boulevard Site consists of 7 parcels with various zoning classifications and uses, including vacant lots and commercial.

## Existing Parcel Data

- (A) Parcel ID: C0080745033  
Owner: KCH Total Management LLC  
Existing Acreage: 4.184 Acres  
Existing Zoning: R-4  
Future Land Use Designation: Residential
- (B) Parcel ID: C0080745032  
Owner: KCH Total Management LLC  
Existing Acreage: 2.01 Acres  
Existing Zoning: B-2  
Future Land Use Designation: Community MU
- (C) Parcel ID: C0080745031  
Owner: KCH Total Management LLC  
Existing Acreage: 2.98 Acres  
Existing Zoning: RO-1  
Future Land Use Designation: Community MU
- (D) Parcel ID: C0080745030  
Owner: KCH Total Management LLC  
Existing Acreage: 0.37 Acres  
Existing Zoning: RO-1  
Future Land Use Designation: Community MU
- (E) Parcel ID: C0080745028  
Owner: Kim Chin Ha  
Existing Acreage: 0.39 Acres  
Existing Zoning: RO-1  
Future Land Use Designation: Community MU
- (F) Parcel ID: C0080745026  
Owner: KCH Total Management LLC  
Existing Acreage: 0.29 Acres  
Existing Zoning: RO-1  
Future Land Use Designation: Community MU
- (G) Parcel ID: C0080745024  
Owner: Kim Chin Ha  
Existing Acreage: 0.30 Acres  
Existing Zoning: RO-1  
Future Land Use Designation: Community MU





 Existing Easement

 Existing Transit Stop



# REZONING LAND USE CONCEPT PLAN



-  Residential and/or Commercial Uses
-  Residential Uses
-  Open Space
-  Proposed Site Access



**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 4814, 4830, 4834, 4838, 4850, 4870, 4890 Walmsley Boulevard

**APPLICANT:** Spy Rock Real Estate Group, LLC

**COUNCIL DISTRICT:** 8

**PROPOSAL:** To rezone the properties known as 4818, 4830, 4834, 4838, and 4850 Walmsley Boulevard from the RO-1 Residential Office District, the property known as 4870 Walmsley Boulevard from the B-2 Community Business District, and the property known as 4890 Walmsley Boulevard from the R-4 Single-Family Residential District to the B-7 Mixed Use Business District.

*For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov*

