

INTRODUCED: June 26, 2023

AN ORDINANCE No. 2023-209

To conditionally rezone the properties known as 4818, 4824, 4830, 4838, and 4850 Walmsley Boulevard from the RO-1 Residential Office District to the B-6 Mixed-Use Business District, the property known as 4870 Walmsley Boulevard from the B-2 Community Business District to the B-6 Mixed-Use Business District, and the property known as 4890 Walmsley Boulevard from the R-4 Single-Family Residential District to the B-6 Mixed-Use Business District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 24 2023 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “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,” prepared by Shadrach & Associates LLC, and dated December 14, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2023 records of the City Assessor, are excluded from the RO-1 Residential Office District and shall no longer be

AYES: 7 NOES: 0 ABSTAIN:

ADOPTED: JUL 24 2023 REJECTED: STRICKEN:

subject to the provisions of sections 30-424.1 through 30-424.8 of the Code of the City of Richmond (2020), as amended, and that the same are included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-444.1 through 30-444.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

4818 Walmsley Boulevard	Tax Parcel No. C008-0745/024
4824 Walmsley Boulevard	Tax Parcel No. C008-0745/026
4830 Walmsley Boulevard	Tax Parcel No. C008-0745/028
4838 Walmsley Boulevard	Tax Parcel No. C008-0745/030
4850 Walmsley Boulevard	Tax Parcel No. C008-0745/031

§ 2. That, as shown on the survey entitled “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,” prepared by Shadrach & Associates LLC, and dated December 14, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4870 Walmsley Boulevard, with Tax Parcel No. C008-0745/032 as shown in the 2023 records of the City Assessor, is excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-6 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 3. That, as shown on the survey entitled “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,” prepared by Shadrach & Associates LLC, and dated December 14, 2022, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4890 Walmsley Boulevard, with Tax Parcel No. C008-

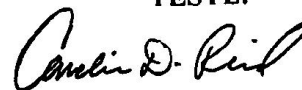
0745/033 as shown in the 2023 records of the City Assessor, is excluded from the R-4 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-408.1 through 30-408.8 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-6 Business District and shall be subject to the provisions of sections 30-447.1 through 30-447.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 4. That, the rezonings set forth in sections 1 through 3 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the document entitled “4818, 4824, 4830, 4838, 4850, 4870 and 4890 Walmsley Blvd., Rezoning Case 2023-_____, Proffer Statement, dated June 20, 2023, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 5. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reil".

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0451

File ID: Admin-2023-0451

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/30/2023

Subject:

Final Action:

Title: 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-6 Mixed Use Business District (Conditional).

Internal Notes:

Code Sections:

Agenda Date: 06/26/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0451_Supporting Documents,
Admin-2023-0451 - Draft Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
2	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
2	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
2	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
2	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
2	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
2	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
Notes: Wrong Stoney account -- Kit Hagen					
2	10	6/21/2023	Mayor Stoney	Approve	6/14/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0451

Title

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-6 Mixed Use Business District (Conditional).

Body

O & R Request

DATE: May 30, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in 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 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-6 Mixed Use Business District (Conditional).

ORD. OR RES. No.

PURPOSE: 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-6 Mixed Use Business District (Conditional).

REASON: The proposed B-6 Mixed Use Business will allow the development of affordable multi-family housing consisting of 276 units housed in nine buildings that is compatible with adjacent residential neighborhoods. The B-6 Mixed Use Business District specifically encourages appropriate infill development on vacant land. For this reason, the B-6 Mixed Use Business District classification is desired as an alternative to RO-1, R-4, and B-2 designations.

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.

BACKGROUND: The Property consists of seven vacant lots totaling 10.54 acres. Five of the seven parcels have frontage along Walmsley Boulevard. The two remaining lots will be accessible via adjacent properties included in the proposed rezoning.

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: \$2,500 Application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 17, 2023

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Supporting documents

STAFF: David Watson AICP, Senior Planner, Land Use Administration (Room 511) 646-1036

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda



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,¹ 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***

¹ 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, 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 9th 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: *Zachary R. Frederick* (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 8th day of ~~October~~ November, 2022, who is personally known to me or has submitted government-issued identification.



Jack R. Conti
Notary Public

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

[Signature pages continue]

4818, 4824, 4830, 4838, 4850, 4870 and 4890 Walmsley Blvd.

Rezoning Case 2023-_____

PROFFER STATEMENT

The undersigned, as respective owners of parcels designated Tax Parcel Nos. C0080745024, C0080745026, C0080745028, C0080745030, C0080745031, C0080745032, C0080745033 (collectively, the "Property"), each voluntarily agrees for itself, its agents, personal representatives, successors and assigns that in the event the Property is rezoned to Mixed-Use Business District (B-6) then the use of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by Crescent Preservation & Development Co., LLC (the "Applicant"), then these proffers shall be withdrawn and are null and void.

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A, entitled "Rezoning Plan for Walmsley Boulevard Site" dated January 5, 2023 prepared by VHB (the "Concept Plan"). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan.

2. Prohibited Uses. No portion of the Property will be used for the following purposes:

a) Entertainment, cultural and recreational uses, including theaters, art galleries, museums, bowling alleys, amusement centers, and other commercial recreation facilities located within completely enclosed buildings.

b) Grocery Store.

c) Hotels.

d) Boarding kennel.

e) Professional, business and vocational schools.

f) Radio and television broadcasting studios and offices, including accessory antennas.

g) Nightclubs.

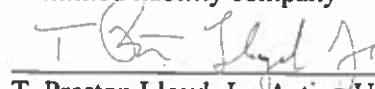
h) Retail sales of liquor.

3. These proffers are in addition to any applicable City of Richmond laws, policies, and requirements and in no way alter or abrogate such laws, policies, and requirements.

Executed this 20th day of June, 2023.

KCH TOTAL MANAGEMENT, LLC
a Virginia limited liability company

By:



(SEAL)

T. Preston Lloyd, Jr., Acting Under Special Limited Power of Attorney



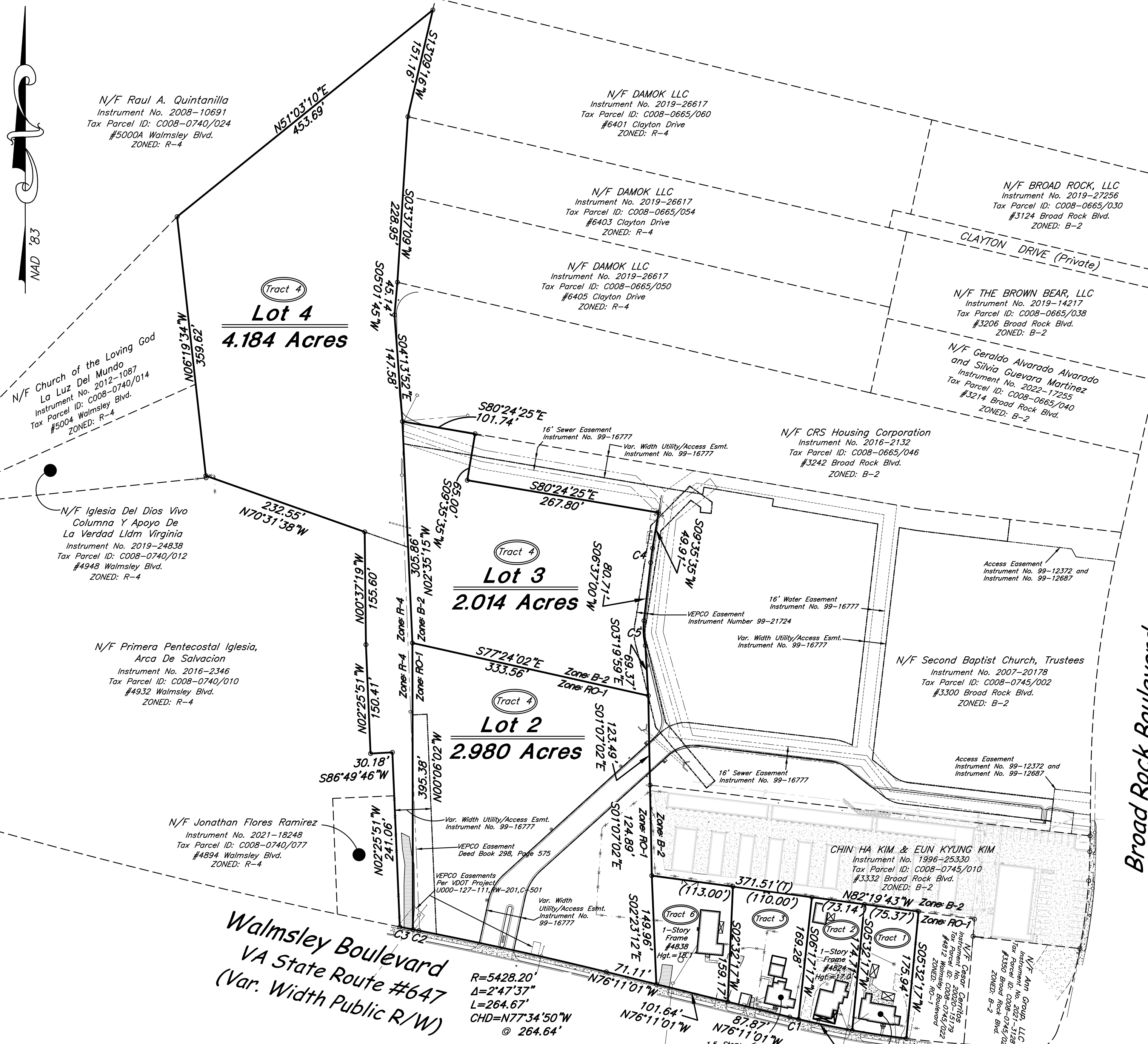
(SEAL)

Chin Ha Kim, by T. Preston Lloyd, Jr., Acting Under Special Limited Power of Attorney



(SEAL)

Eun Kyung Kim, by T. Preston Lloyd, Jr., Acting Under Special Limited Power of Attorney

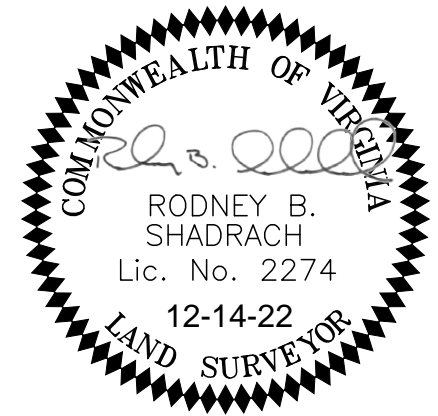


CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1385.40'	0°31'08"	12.55'	N76°26'35"W @ 12.55'
C2	7592.44'	0°03'53"	8.58'	N78°56'42"W @ 8.58'
C3	7592.44'	0°08'22"	18.47'	N78°50'34"W @ 18.47'
C4	287.11'	3°58'48"	19.94'	S07°23'31"W @ 19.94'
C5	100.00'	19°44'18"	34.45'	S03°15'07"E @ 34.28'

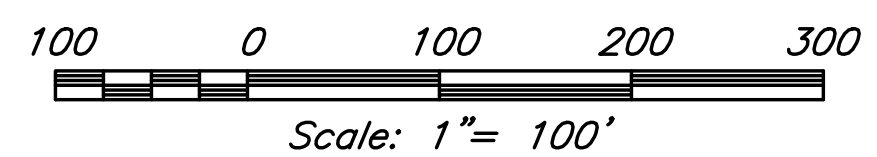
Total Acreage
10.544 Acres

- 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 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
- 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

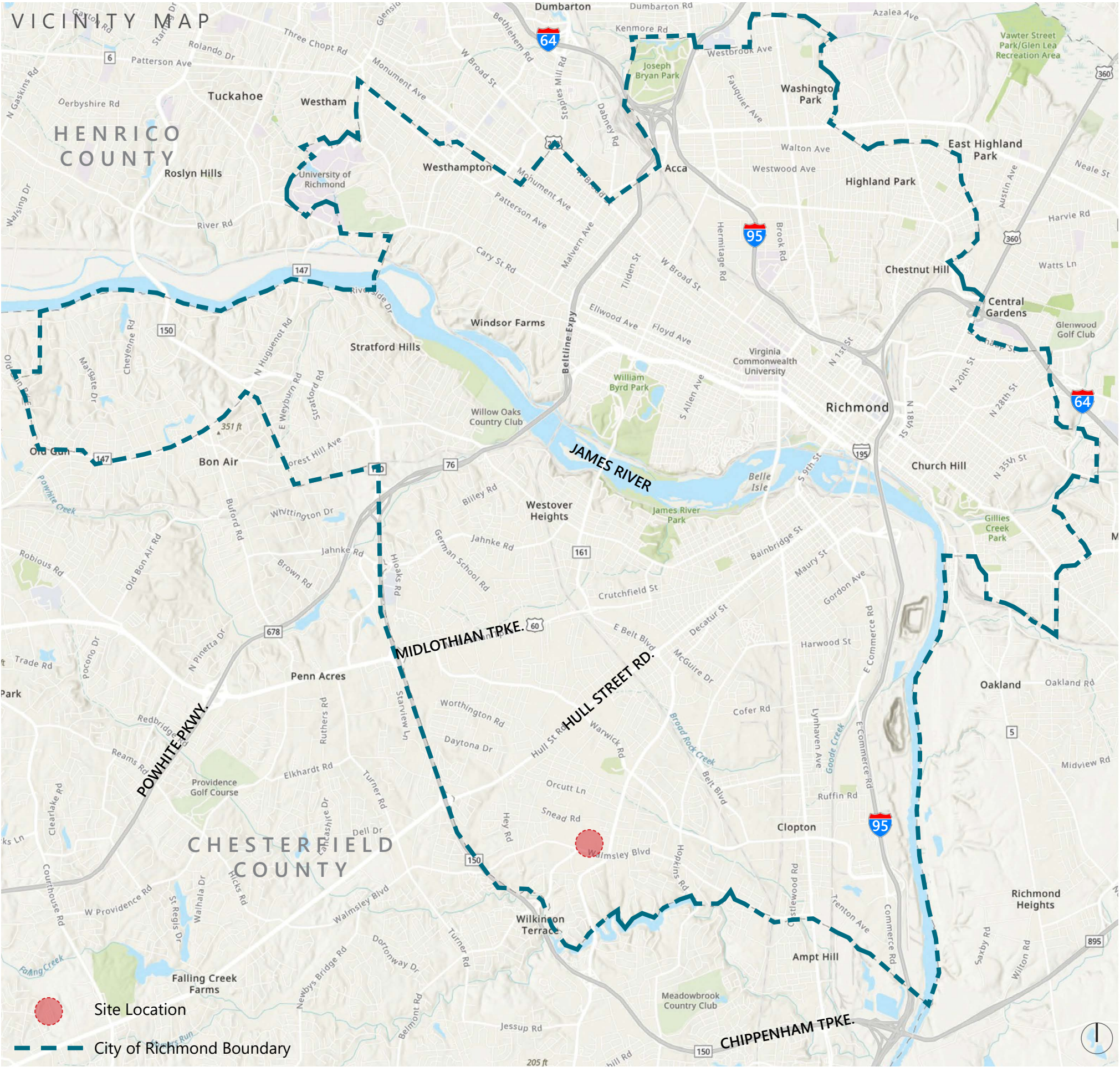
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



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 23226
Phone: (804)379-9300 • rod@shadrachsveys.com



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