



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/>

RECEIVED

JUN 27 2016

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

Project Name: THE TOWNHOMES AT WARWICK PLACE PHASE II Date: 6/15/16

Property Address: 6278 OLD WARWICK ROAD Tax Map #: C0060957016

Fee: \$1800 Total area of affected site in acres: 2.966
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3

Existing Use: VACANT

Is this property subject to any previous land use cases? TOWNHOMES

Yes No

If Yes, please list the Ordinance Number:

2009-101-110

Proposed Use

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

Applicant/Contact Person: ADAM WERNER, PE

Company: YOUNGBLOOD, TYLER & ASSOCIATES, PC

Mailing Address: 7309 HANOVER GREEN DRIVE

City: MECHANICSVILLE State: VA Zip Code: 23111

Telephone: (804) 746-5285 Fax: (804) 730-7624

Email: awerner@youngblood-tyler.com

Property Owner: NEW WARWICK TOWNHOMES 2, LLC

If Business Entity, name and title of authorized signee: GERALD BURR, JR. MANAGER

(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: 204 RIVERS BEND BLVD, SUITE A

City: CHESTER State: VA Zip Code: 23836

Telephone: (804) 530-2109 Fax: (804) 530-1424

Email: junior@cbury.net

Property Owner Signature: Gerald Burr Jr.

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)

9406c #1056 SUP-002530-2016

TO: CITY OF RICHMOND, VIRGINIA

FROM: ADAM N. WERNER, P.E.

**RE: SUP AMENDMENT APPLICATION REPORT – THE TOWNHOMES AT WARWICK PLACE PHASE II
(FORMERLY CORRINA CHASE)**

This memorandum is being written to accompany a Special Use Permit Amendment request that is being filed on behalf of Warwick Holdings, LLC. The subject property is located in the Ninth District, nestled between Old Warwick Road and LaBrook Concourse approximately 0.4 miles south of Midlothian Turnpike (U.S. Route 60).

The original Special Use Permit approved as Ordinance Number 2009-101-110 in June 2009 proposed 21 single family units on 2.966 acres. In this initial approval, the layout consisted of one proposed public road with row style houses on either side, ending in a hammerhead type cul-de-sac. The proposed road was accessed off of Old Warwick Road. There was an area of wetlands on the eastern portion of the property that prohibited a connection to be made with Labrooke Concourse.

We are now proposing 30 townhome units instead of the 21 row houses. While the density increases, the road layout and connection to Old Warwick Road remains the same. We are calling this project The Townhomes at Warwick Place Phase II as a continuation of the highly successful Townhomes at Warwick Place development that this same development team put together and is located just south of the property. The architecture of our units will be consistent with the architecture in Phase I. Sidewalks will be provided on both sides of the road to provide convenient access to all the eventual residents of the development. Landscaping and lighting will be provided for both the attractiveness and safety of the community. Traffic from the community will be approximately 300 vehicle trips per day, however as with Phase I, the proximity to the GRTC Transit System will alleviate this estimate. The "hammerhead" style cul-de-sac is designed for a fire apparatus and fire hydrants will be provided in order to provide sufficient coverage to the residents. The Richmond Outreach Center is across Old Warwick Road. There are several single family residences and numerous residential subdivisions in the area. An assortment of preferred retail shops are located along Midlothian Turnpike.

Based on these items, the proposed development would seem to fit in to the community and would not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. tend to create congestion in the streets, roads, alleys and other public ways and places in the areas involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;
or
6. interfere with adequate light and air.