



May 11, 2018

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Rezoning of parcels on Manchester Road along Walker's Creek

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Rezoning application for the following properties, totaling 3.498 acres, from the RF-1 Riverfront zoning district to the B-4 Central Business zoning district:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
3 Manchester	S0000101003	1.902	RF-1	Lanasa Anthony V Trust
3A Manchester	S0000101009	0.025	RF-1	Lanasa Anthony V Trust
2 Hull Street	S0000101007	1.571	RF-1	Lanasa Anthony V Trust

With this application, the owners of the subject properties are petitioning the City Council to rezone the properties from the existing zoning regulations in order to facilitate the development of a mixed-use residential community consistent with the regulations of the B-4 district. The proposed development is fully consistent with Downtown Master Plan and Riverfront Plan recommendations for use of the properties. As importantly, South Falls II LLC, as the contract purchaser, has a proven track record of development of downtown properties into successful and vibrant commercial and residential uses within the City of Richmond.

#### *Properties*

The proposed rezoning would cover three properties on Manchester Road east of Hull Street along Walker's Creek. The properties are contiguous and together are comprised of 3.498 acres. The properties are improved with an industrial building that is currently vacant and in deteriorated condition. The rest of the properties is unimproved and currently being used as a semi-trailer parking area.

#### *Zoning Regulations & Background*

The properties are currently located in the RF-1 Riverfront District which limits building heights to six stories. The B-4 Central Business District allows for greater building heights.

This application requests a rezoning to the B-4 Central Business District in order to allow for greater residential density and the redevelopment of the currently underutilized properties. This greater density is appropriate to the urban setting of Manchester and will support the existing commercial uses along Hull Street and allow for a more vibrant neighborhood and streetscape in the Manchester neighborhood.

*Master Plan / Downtown Plan*

These properties were included in the 2009 Downtown Plan, which recommends that they be developed consistent with the Urban Center Character Area. The Urban Center Character Area calls for higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.

Specifically addressing Manchester, the Downtown Plan states, "Manchester will benefit greatly from new construction and the infill of its many vacant properties. Such infill will introduce new energy to the district by increasing the residential population, repairing the streetscape, and enhancing safety by providing 'eyes on the street'." (page 4.33)

The more recently developed Riverfront Plan designates the portion of the subject properties included in the plan for future development, stating, "The Plan anticipates incremental redevelopment of under-utilized parcels and languishing former industrial sites. Development strategies should favor mixed use, with an emphasis on street level retail, where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activity at street level through infill development with sufficient density to be an attractor and destination of activity. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting in a safer and more vibrant city." (p. 11).

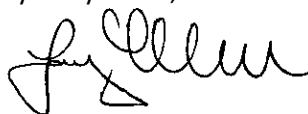
The type of development and mix of uses that would be permitted under the proposed B-4 district is consistent with the recommendations found for the area in the Downtown Plan and the density supported by the Riverfront Plan.

*City Charter Conditions*

Given the recommendations in the City's Downtown Plan, we trust that you will agree with us that the development of the site would be better suited under the regulations in the B-4 Central Business district and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto: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

Enclosures

cc: The Honorable Ellen Robertson  
Matthew Ebinger, Secretary to the City Planning Commission