

INTRODUCED: July 23, 2018

AN ORDINANCE No. 2018-210

To conditionally rezone the properties known as 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain proffered conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 4 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to Three Parcels of Land Situated on the South Line of Manchester Road, City of Richmond, Virginia,” prepared by Shadrach & Associates, LLC, and dated May 7, 2018, 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 2018 records of the City Assessor, are excluded from the RF-1 Riverfront District and shall no longer be subject to the provisions of sections 30-447.1 through 30-447.9 of the Code of the City of Richmond (2015), as amended,

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 10 2018 REJECTED: _____ STRICKEN: _____

and that the same are included in the B-4 Central Business District (Conditional) and shall be subject to the provisions of sections 30-440.1 through 30-440.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

3 Manchester Road	Tax Parcel No. S000-0101/003
3A Manchester Road	Tax Parcel No. S000-0101/009
2 Hull Street	Tax Parcel No. S000-0101/007

§ 2. That the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Proffer Statement” and dated June 26, 2018, 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.

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

City of Richmond

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

Item Request

File Number: PRE.2018.215

RECEIVED

JUL 16 2018

OFFICE OF CITY ATTORNEY

O & R REQUEST

4-7937
JUN 26 2018

O & R Request

Office of the
Chief Administrative Officer

DATE: June 26, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *SL 7/16/18*
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SLC*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PD 6-26-18*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To conditionally rezone the properties known as 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

ORD. OR RES. No. _____

PURPOSE: To conditionally rezone the properties known as 3 Manchester Road, 3A Manchester Road, and 2 Hull Street from the RF-1 Riverfront District to the B-4 Central Business District (conditional), upon certain proffered conditions.

REASON: The property owner has requested a conditional rezoning to the B-4 Central Business District with proffered conditions. This will enable development of the subject property at higher residential densities and building height than the current RF-1 zoning allows.

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. This item will be scheduled for consideration by the Commission at its September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed rezoning would cover three contiguous properties general along the Manchester Road right-of-way. Combined, these properties consist of approximately 3.5 acres of predominantly unimproved land. The properties are located in the City's Old South Planning District of the Old Town Manchester Neighborhood. The properties are adjacent to Walker's Creek and are within Chesapeake Bay Protection and Management Areas.

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 Area is characterized by 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 Riverfront should also be developed as a recreational roadway wrapping around the district, with buildings addressing the river and a system of parks providing connections to the water." (p. 4.40)

The properties are currently located in the RF-1 Riverfront District. Properties to the north are also located in the RF-1 District. Properties to the south are in the M-2 Heavy Industrial District. A mix of vacant and industrial sites are present in the vicinity of the subject property.

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: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: July 23, 2018

CITY COUNCIL PUBLIC HEARING DATE: September 10, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 4, 2018.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Proffer Statement, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734



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/>

RZ-04-031878-2018

Project Name/Location

Property Address: 3, 3A, 3B and 3C Manchester Road Date: March 9, 2018
Tax Map #: 50000101000, 50000101000, 50000101000, 50000101000 and 50000101000 Fee: 51,800
Total area of affected site in acres: 3.891

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

RECEIVED

MAR 13 2018

REGISTRATION

Zoning

Current Zoning: RF-1

Existing Use: Truck storage and vacant industrial building

Proposed Zoning/Conditional Zoning

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

B-4

Existing Use: Truck storage and vacant industrial building

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning
Mailing Address: 2314 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: Anthony V Lanasa and Josephine L Abbott Trust

If Business Entity, name and title of authorized signee: Anthony V Lanasa

(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: 317 Hull Street
City: Richmond State: VA Zip Code: 23224
Telephone: () Fax: ()
Email: _____

Property Owner Signature: *Anthony V Lanasa*

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.



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

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).

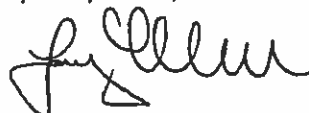
The type of development and mix of uses that would be permitted under the proposed B-4 district is consistent with the recommendations found for the area in the Downtown Plan and the density supported by the Riverfront Plan.

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 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**

Legal Description

ALL those certain lots, pieces or parcels of land with all improvements thereon, and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, and currently known by the following Street Numbers and City Tax Map Numbers:

- J Manchester Road Tax Map No. S000-0101/003
J-A Manchester Road Tax Map No. S000-0101/009
J-B Manchester Road (aka 2 Hull Street) Tax Map No. S000-0101/007
J-C Manchester Road Tax Map No. S000-0101/001

BEING a portion of the same real estate conveyed to Anthony V. Lanasa and Josephine L. Abbott, as joint tenants with the right of survivorship as at common law, by deed from L. T. Williams as sole acting Substitute Trustee, dated November 9, 1977, recorded December 22, 1977 in the Clerk's Office, Circuit Court, City of Richmond, Division II, Virginia in Deed Book 526, Page 367. ALSO BEING the same real estate in which Anthony V. Lanasa and Joyce R. Lanasa, husband and wife, conveyed his interest to Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust Agreement dated October 23, 2008, which deed is dated February 8, 2017, recorded February 24, 2017 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 170003749.

ALSO BEING FURTHER DESCRIBED AS

PARCEL 1:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 232.04 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence continuing along the southern boundary of the right of way line of Manchester Road in a southeasterly direction the following two (2) courses and distances:

- 1) S 89°27'26" E 210.33 feet to a point;
2) Thence N 85°32'04" E 115.60 feet to a point;

Thence leaving the southern boundary of the right of way line of Manchester road and proceeding in a southeasterly direction the following two (2) courses and distances:

- 1) S 65°38'37" E 54.70 feet to a point;
2) Thence N 10°53'26" W 48.55 feet to a point on the southern boundary of the right of way line of Manchester Road;

Thence proceeding in a northeasterly direction N 58°17'34" E 52.35 feet to a point; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction the following thirteen (13) courses and distances:

- 1) S 59°29'36" E 75.02 feet to a point;
2) Thence S 02°26'50" W 302.28 feet to a point;
3) Thence N 69°53'42" W 101.02 feet to a point;
4) Thence N 28°09'42" W 96.98 feet to a point;
5) Thence S 86°51'18" W 183.56 feet to a point;
6) Thence N 67°28'31" W 49.52 feet to a point;
7) Thence N 03°08'42" W 80.00 feet to a point;
8) Thence S 85°51'18" W 8.93 feet to a point;
9) Thence N 03°08'42" W 24.22 feet to a point;
10) Thence N 68°48'42" W 24.30 feet to a point;
11) Thence S 48°37'34" W 15.10 feet to a point;
12) Thence N 66°55'26" W 57.00 feet to a point;
13) Thence N 17°04'34" E 28.00 feet to a point on the southern boundary of the right of way line of Manchester Road, said point being the Point and Place of Beginning, containing 1.902 Acres, more or less.

PARCEL 2:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 557.97 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence continuing along the southern boundary of the right of way line of Manchester Road in a northeasterly direction N 58°17'34" E 47.79 feet to a point; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction the following two (2) courses and distances:

- 1) S10°53'26" E 48.55 feet to a point;
2) Thence 65°38'37" W 54.70 feet to a point on the southern boundary of the right of way line of Manchester Road, said point being the Point and Place of Beginning, containing 0.025 Acres, more or less.

PARCEL 3:

BEGINNING at a point on the southern boundary of the right of way line of Manchester Road, said point being 658.11 feet from the point of intersection of the eastern boundary of the right of way line of Hull Street and the southern boundary of the right of way line of Manchester Road; Thence leaving the southern boundary of the right of way line of Manchester Road and proceeding in a southeasterly direction S 59°29'36" E 75.02 feet to a point, said point being the Actual Point and Place of Beginning.

Thence proceeding in a southeasterly direction the following six (6) courses and distances:

- 1) S 59°29'36" E 0.80' to a point;
2) Thence N 57°27'17" E 128.22 feet to a point;
3) Thence S 51°39'08" E 136.44 feet to a point;
4) Thence S 88°09'59" E 60.60 feet to a point;
5) Thence S 04°12'04" W 89.67 feet to a point;
6) Thence around a curve to the right having a radius of 471.67 feet, a delta angle of 15°07'42" and an arc length of 125± feet to a point on the northern edge of Manchester Canal-Walker's Creek;

Thence proceeding along the northern edge of Manchester Canal-Walker's Creek in a southwesterly direction 111± to a point; Thence leaving the northern edge of Manchester Canal-Walker's Creek and proceeding in a northwesterly direction the following four (4) courses and distances:

- 1) N 42°16'58" W 12± feet to a point;
2) Thence S 64°20'18" W 49.26 feet to a point;
3) Thence S 65°49'18" W 67.60 feet to a point;
4) Thence N 02°26'50" E 302.28 feet to a point, said point being the Point and Place of Beginning, containing 1.571 Acres, more or less.

BEING the same parcels described in Title Commitment issued by Stewart Title Guaranty Company, March 29, 2018. (Commitment No. 01262-8045.)

General Notes

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: April 14, 2018.
2. This survey was made with the benefit of Title Reports issued by Stewart Title Guaranty Company, dated March 29, 2018 - Commitment No. 01262-8045.
3. All streets shown hereon are public.
4. The legal description (does) form a mathematically closed figure with no gaps, gores or overlaps.
5. Observed utilities are plotted and shown hereon. Miss Utility will not mark utilities on private property for survey purposes.
6. There are no cemeteries found on the subject property at the time of survey and the access to the adjoining cemetery is from Three Chopt Road, no evidence of access from the subject property was observed.
7. 5/8" Iron rods or P-K nails set at all property corners unless otherwise described hereon.

Stewart Title Guaranty Company
Schedule B - Commitment No. 01262-8045

(Referenced by corresponding number in Commitment)

- 10 Terms and conditions of Agreement recorded in Deed Book 44-A, Page 54 (illegible plat at PB 1/76 recorded with the agreement) pertaining to a 52 foot right of way for railroad tracks. May or may not affect - could not determine the exact location of the railroads described therein.
11 Agreement between C.B. Stout and Standard Paper Manufacturing Company, Incorporated, dated August 20, 1951, recorded in Deed Book 169, Page 294. Easements are plotted and shown hereon.
12 Agreement by and between Cargill Securities Company, and Standard Paper Manufacturing Company, Incorporated, dated June 27, 1956 recorded in Deed Book 225, Page 480 with plat recorded in Plat Book 6, Page 177. Does not affect, easement is located on north side of Manchester Road.
13 Sewer Easement as acquired by the City of Richmond by condemnation proceedings, a copy of which is recorded in Deed Book 258, Page 167. Plotted and shown hereon.
14 Agreement by and between Standard Paper Manufacturing, Incorporated and Virginia Electric and Power Company dated December 18, 1962, recorded in Deed Book 285, Page 6. Plotted and shown hereon.
15 Easement granted to Virginia Electric and Poer Company by instrument dated November 5, 1976, recorded in Deed Book 500, Page 217. Does not affect the subject property, located East of the subject property.
16 Permanent easement acquired by the City of Richmond through condemnation of property for the floodwall project contained in the Order recorded in Deed Book 350, Page 215. See also the condemnation documents recorded in Deed Book 193, Page 247; Deed Book 193, Page 250; Deed Book 193, Page 1316. Plotted and shown hereon - DB 193, Pg. 247 does not affect property located East of subject property.
17 Terms, conditions, easements, reservations and exceptions contained in the various deeds to Standard Paper Manufacturing Company in Deed Book 44-B, Page 419; Deed Book 46-B, Page 227; Deed Book 49-B, Page 415; Deed Book 68-A, Page 506; Deed Book 168, Page 195; Deed Book 217, Page 398; and, Deed Book 223, Page 65. Instruments affect the subject property. 52' Tract Easement is referenced in Deed Book 223, Page 65.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0043-D (Panel 43 of 100), effective date July 16, 2014 and hereby certify to the best of my professional knowledge and belief that the property is partially located in a Special Flood Hazard Area, and appears to be located in Zones (AE-Base Flood Elevation Determined) and (X*-Area Protected by Levees from 1% Annual Chance Flood) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of May 7, 2018 and shall not be relied upon by any other entity or individual whomsoever.

To: Entity to be determined
To: Lender to be determined
To: STEWART TITLE GUARANTY COMPANY

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on April 14, 2018.

Rodney B. Shadrach, L.S. #2274
Shadrach & Associates, LLC

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, Certified Interior Designers and Landscape Architects.

Parking

Regular: 0 Spaces
Handicapped: 0 Space
Total: 0 Spaces

Zoning

RF-1 (Riverfront District)

There is no minimum front, rear or side yard setback unless abutting a property not included in the development site, then a side or rear yard of 25.00' will be provided.

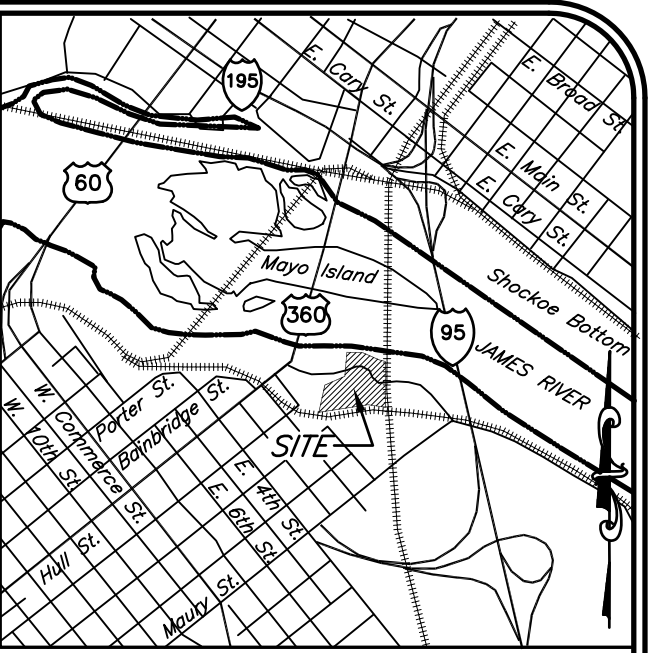
Riverfront Setback: No building or structure shall be located within 50.00' of the mean low-water level along the shore of the James River, excepting water-dependent facilities and walkways, promenades, decks or similar structures as permitted by the regulations of the Chesapeake Bay Preservation Areas.

Maximum building height = 6 Stories

* ZONING CONFIRMATION LETTER NOT PROVIDED TO SURVEYOR

For clarification of Setbacks, Building Heights, Parking Requirements, etc. Contact:

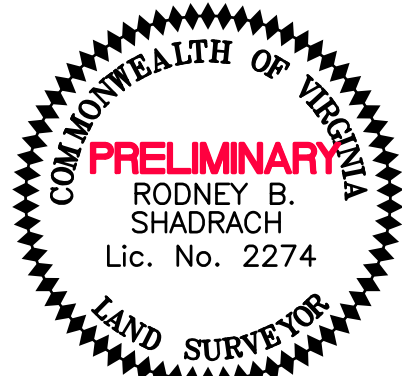
Zoning Division
900 East Broad Street
Room 110
Richmond, VA 23219
Phone: (804)646-6340



Vicinity Map - Scale: 1"= 2000'

Statement of Encroachments

- 1A Building Face Encroaches 0.16' into Manchester Road R/W
1B Building Face Encroaches 0.14' into Manchester Road R/W
2A Concrete Platform Extends 16.59' Outside R
2B Concrete Platform Extends 8.82' Outside R
2C Concrete Platform Extends 11.48' Outside R
3 Concrete Pad Encroaches 12.66' onto Subject Property.



ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS TO THREE PARCELS OF LAND SIUTATED ON THE SOUTH LINE OF MANCHESTER ROAD CITY OF RICHMOND, VIRGINIA
DATE: MAY 7, 2018
Scale: 1"=30'
Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B # Richmond, Virginia 23236
Phone: (804)379-9300 # Fax: (804)379-9301

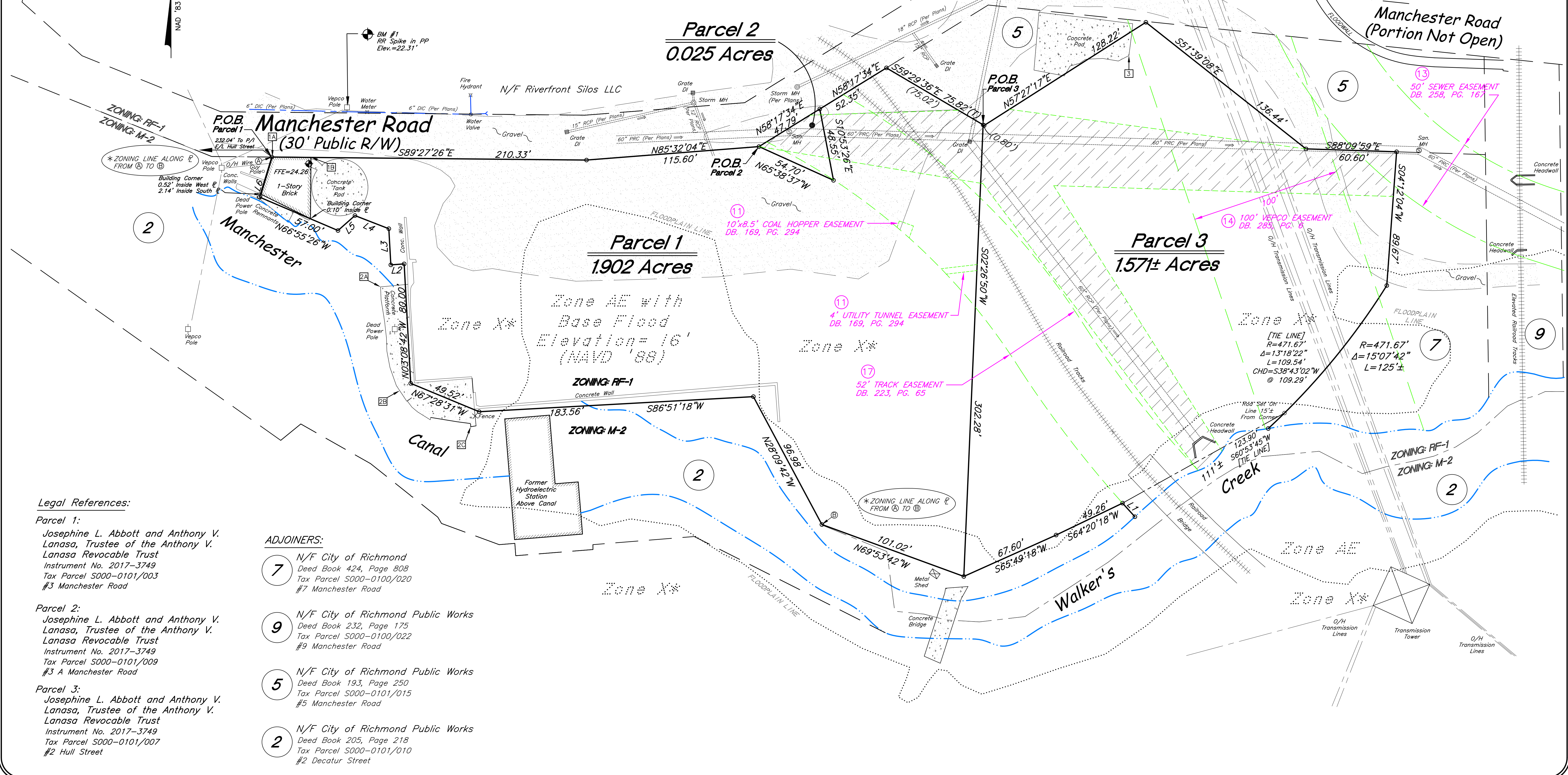
Hull Street
 (Var. Width Public R/W)
 NAD '83

- Legend**
- Fire Hydrant
 - Handicap Parking Spaces
 - Number of Parking Spaces
 - Water Meter
 - U/F Fiber Optic Marker
 - Lamp Post
 - Storm Manhole
 - Sanitary Manhole
 - Vepco Manhole
 - Telephone Manhole
 - Gas Meter
 - Gas Valve
 - Benchmark
 - Vepco Pole
 - Electric Transformer
 - Field Survey Traverse Point
 - Misc. Frame Sign
 - Handicap Parking Sign
 - Bollard
 - Yard Inlet (Drainage)
 - Well
 - Concrete Surface
 - RCP Reinforced Concrete Pipe
 - CMP Corrugated Metal Pipe
 - D.I. Drainage Inlet
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - R/W Right of Way Line
 - L/A Limited Access Line

16 CITY OF RICHMOND PERMANENT EASEMENT
 DB. 350, PG. 215
 DB. 193, PG. 250
 DB. 193, PG. 1316

LINE TABLE

L1	N42°16'58"W	12.28'
L2	S85°51'18"W	8.93'
L3	N03°08'42"W	24.22'
L4	N68°48'42"W	24.30'
L5	S48°37'34"W	15.10'
L6	N17°04'34"E	28.00'



Legal References:

Parcel 1:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/003
 #3 Manchester Road

Parcel 2:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/009
 #3 A Manchester Road

Parcel 3:
 Josephine L. Abbott and Anthony V. Lanasa, Trustee of the Anthony V. Lanasa Revocable Trust
 Instrument No. 2017-3749
 Tax Parcel S000-0101/007
 #2 Hull Street

ADJOINERS:

- 7 N/F City of Richmond
 Deed Book 424, Page 808
 Tax Parcel S000-0100/020
 #7 Manchester Road
- 9 N/F City of Richmond Public Works
 Deed Book 232, Page 175
 Tax Parcel S000-0100/022
 #9 Manchester Road
- 5 N/F City of Richmond Public Works
 Deed Book 193, Page 250
 Tax Parcel S000-0101/015
 #5 Manchester Road
- 2 N/F City of Richmond Public Works
 Deed Book 205, Page 218
 Tax Parcel S000-0101/010
 #2 Decatur Street

Proffer Statement

The owner of the properties located at 3 Manchester Road (Tax ID S0000101003), 3A Manchester Road (Tax ID S0000101009) and 2 Hull Street (Tax ID S0000101007) hereby voluntarily proffer the following conditions in connection to the rezoning:

1. *Maximum Height.* No building shall exceed 20 stories in height. Story height as defined in article XII of the City Zoning Ordinance shall be not less than ten feet and not greater than 15 feet, except that ground floor stories may be of greater height.
2. *Pedestrian Path.* Any improvements constructed on the property will be compatible with the City's goal of establishing and maintaining a future pedestrian path area as a public amenity allowing recreation areas for walking, jogging, biking, fishing and other similar purposes along Walker's Creek.
3. *Parking Deck and Garages.* The ground floor of any building facing Walker's Creek shall have dwelling units or commercial uses facing Walker's Creek and to the extent any areas adjacent to such buildings are used for permanent parking spaces or drive aisles, such parking spaces and drive aisles shall be screened from public view at the ground level fronting Walker's Creek.

Executed this 26th day of June, 2018.

Anthony Lanasa V Trustees

By: 

Name: Anthony Lanasa