

WILLIAMS MULLEN

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~~May 16, 2018~~
As Amended January 10, 2019

VIA EMAIL AND HAND DELIVERY

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

Re: Special Use Permit Application, 1802 Semmes Ave, City Parcel Id. no. S0000420001

Ladies and Gentlemen:

On behalf of the Applicant, Manchester Town Center, LLC, we enclose an application for a new Special Use Permit for the captioned property, which is comprised of approximately 12.83 acres located in the City of Richmond, Virginia (the "Property"), including the below-listed materials. This letter will also serve as the Applicant's Report.

The application proposes the special use of the Property in two components: (1) up to one hundred ~~six eleven (106 111)~~ single-family attached dwellings on lots and in a configuration substantially as shown on the enclosed Conceptual Plan (as hereinafter defined), and (2) those principal and accessory uses permitted in the B-6 mixed-use district, which shall be confined to the portion of the Property shown and labeled as "Future B-6 Uses" on the Conceptual Plan. The Property currently is zoned M-1.

For the reasons summarized below, the proposal meets the requirements of special use permit approval and will not be detrimental to public safety, create congestion in the public streets, create public hazards, cause overcrowding of land, adversely affect public services, or interfere with adequate light and air.

The subject Property, presently comprised of vacant metal-clad warehouses, is an island of anachronistic industrial use at the convergence of several established residential neighborhoods, including Swansboro, Spring Hill, Woodland Heights and Manchester. Moving west to east along Semmes Avenue, single-family detached residences transition to multifamily structures (many adaptive reuses of former commercial structures) upon crossing Cowardin Avenue, while periodically interspersed with commercial uses. The proposed application presents an infill development opportunity, interspersing for-sale, attached townhome dwellings that complement these abutting neighborhoods, while reserving a portion of the Property for future commercial uses along Semmes, such as a grocery or community-oriented retail with the potential for multifamily dwellings above and shared parking.

The proposed project is consistent with the City's Master Plan, which states the following in describing future uses within the "Old South Planning District":

“The Old South Planning District is expected to undergo significant and important land use changes in the next twenty years. As one of only three Districts citywide that offer relatively large tracts of vacant land, Old South is expected to be targeted for the creation of new single family residential development, limited multi-family development and redevelopment along portions of the Jefferson Davis Highway Corridor. ... Transition of the Old Manchester industrial area into a mixed-use area suitable for commercial, retail, office and residential uses is also expected.” (p. 272)

Notwithstanding the industrial designation on the future land use map, this language supports the proposed conversion of this incongruous industrial parcel into a more compatible single-family residential neighborhood with future potential for supporting retail and other B-6 uses.

The proposed street layout shown on the Conceptual Plan seeks to reestablish the grid pattern seen in adjacent neighborhoods, with primary access to Semmes Avenue through new connections at the existing intersection of W. 21st Street (full movement at existing median break) and W. 20th St. (right-in, right-out only). This design allows for a future connection to Cowardin via Perry Street in the event of access over the present CSX Transportation right-of-way located immediately to the north. The use of this portion of the Property as single-family residential represents a net decrease in the maximum potential peak hour traffic generated when compared to other M-1 uses permitted by-right, such as office. The Property is located immediately adjacent to bicycle lane improvements currently pending construction along Semmes Avenue and GRTC transit service, offering additional means of transportation connectivity. Off-street parking on the residential portion of the Property will be offered through front- or rear-loaded garages with driveways for additional capacity, and designated off-street guest parking, as shown on the Concept Plan.

The proposed lot layout shown on the Conceptual Plan incorporates a mix of rear-loaded attached dwellings with alley access, including the reestablishment of residential street frontage along Semmes Avenue, and front-loaded attached dwellings with rear yards. The proposed configuration includes abundant common area and a central open space for passive recreation, which would be managed by a owner-controlled community association. Canoe Run Park and the James River Park System (Buttermilk Trail) are located immediately across Semmes Avenue from the Property, affording ample connectivity to open space and recreational opportunities. Residential portions of the Property will include street trees and sidewalks to promote pedestrian connectivity, in furtherance of Master Plan objectives. Future commercial uses on the non-residential portion of the Property will be subject to the B-6 district regulations, including plan of development review where applicable and off-street parking standards.

The proposed development will utilize public water and sewer, both of which presently serve the Property. Substantial portions of the Property are presently comprised of impervious surfaces, much of which will be converted to green space following the grading and construction of the residential portions of the site, thereby improving the stormwater impacts. Future stormwater runoff will be detained and mitigated in conformance with applicable federal, state and local laws and regulation.

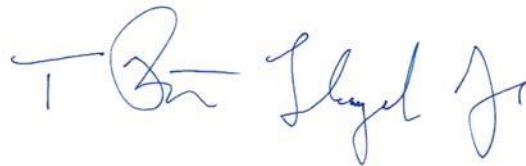
Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

The following application materials are enclosed:

1. Special Use Permit Application form;
2. Plat entitled "ALTA/ACSM LAND TITLE SURVEY SHOWING 12.990 ACRES OF LAND LYING ON THE SOUTH LINE OF SEMMES AVENUE" dated August 27, 2009, prepared by Timmons Group (the "Survey");
3. Plat entitled "conceptual site plan SEMMES AVENUE SITE" dated May 10, 2018, prepared by HG Design Studio (the "Conceptual Plan"); and
4. Check made payable to City of Richmond in the amount of \$2,400.00.

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,

A handwritten signature in blue ink that reads "T. Preston Lloyd, Jr." The signature is written in a cursive style with a large initial "T" and a stylized "Lloyd Jr.".

T. Preston Lloyd, Jr.

Enclosures

Cc: Mr. Will Allen, Harper Associates (via email w/ encl.)
The Hon. Parker Agelasto, 5th District, Richmond City Council (via email w/ encl.)