



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

602 Libbie Avenue - Special Use Permit

Association Name: Westview Civic Association

Please Check Appropriate Boxes:

The Association's (check one) XX Membership or Board met on 12-05-2018 and voted to XX Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because:

Was a representative for the proposal present? YES X\* NO

\*Westview Board met with Applicant and Applicant's Representative on 11-07-2018

Other comments: Please see attached

Stuart S. Carter

Print Name

Stuart S. Carter

Signature

President

Title

12-06-2018

Date

Please send to:

Matthew Ebinger, AICP - Principal Planner

Mail: Matthew Ebinger, AICP - Principal Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789

## DEVELOPMENT PROPOSAL RESPONSE FORM – Continued

Development Proposal / Address: 602 Libbie Avenue - SUP

The Westview Civic Association (WCA) membership voted *unanimously* at the Association meeting held December 5, 2018 to oppose the 602 Libbie Avenue Special Use Permit (SUP) application. There were several reasons for the Association's opposition with the major concerns briefly outlined below.

The entire west side of the 600 and 700 blocks of Libbie Avenue are zoned R-4 Residential. The encroachment of business and commercial use buildings on the surrounding neighbors is a very serious concern of WCA. The negative impact on surrounding residential properties from business use and attendant parking/parking lot area, potential signage, traffic etc. is not fair to those who purchased their properties with the R-4 zoning in place. This SUP has the potential to put negative pressure on nearby property values; the largest single asset of most people. It is also a concern that if this SUP application is approved, the type of business uses chosen by future owners cannot be predicted. Additionally, while City Planning staff repeats the mantra that each SUP 'stands alone' and 'does not set precedent,' this has not been our Association's experience.

Finally, the 2011-2012 City Master Plan Amendment specifically addressed the residential nature of "parcels fronting the west side of Libbie Avenue north of Guthrie to Kensington Avenue..." (that is, the 600 and 700 blocks of Libbie). This amendment was the result of WCA meetings and negotiations with the City Planning Staff. Please see the attached October 31, 2011 email from Lory Markham (at that time representing the City Planning office) to the Westview Civic Association Board and copied to other City Planning staff.

In closing, Association members expressed very serious and in fact, unanimous, opposition to the SUP application and felt strongly that it is not right that a property such as 602 Libbie with its explicit protections actually written in to the Master Plan amendment would be purchased with the expectation that its use could or should be changed from residential to business.

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**From:** Markham, Lory P. - PDR [Lory.Markham@richmondgov.com]  
**Sent:** Monday, October 31, 2011 10:42 AM  
**To:** dbush@mediageneral.com; margleeTJ@gmail.com; mithd@steva.org; Carter, Stuart (TAX)  
**Cc:** Taylor, John W. - PDR; Hill, James C. - PDR; Dunlap, Douglas C. - ECD; Olinger, Mark A. - PDR; Tyler, Bruce; Flynn, Thomas E. - DPW; lawmanchem@yahoo.com; Phan, Tom - PDR  
**Subject:** Libbie/Grove/Patterson Master Plan Amendments  
**Attachments:** Proposed Land Use 10.31.2011.pdf; Proposal Response Form.doc; Proposed text amendments 10.31.2011.pdf

Good Morning,

I want to thank all of you for meeting with John, Tom and me last week to discuss the proposed amendments to the City's Master Plan for the Libbie/Grove/Patterson area. From the meeting, we have a better understanding of your concerns related to the residential Westview neighborhood and the proposed amendments. We understand that the provision and preservation of public and open space, particularly the playing fields and the playground at the Westhampton school is a priority for your neighborhood. We also understand that the protection of the residential properties abutting the properties fronting on Libbie Avenue is a concern for you. In addition, the desire for high quality, well-designed development in the surrounding area is essential for the continued quality of life for the neighborhood. Based on these concerns that we heard, we have added language to the proposed text amendments and added the playground to the "Public & Open Space" category on the proposed Land Use Map. You will find the text changes in red and the Map change in the attached PDFs.

Traffic, particularly cut-through traffic on Maple Avenue, was also of concern for your neighborhood. As discussed at the meeting, a traffic study and any improvements will be undertaken as part of the implementation of the Master Plan amendments, if they are adopted.

The City Planning Commission will hold another public hearing on these proposed amendments at their regular meeting on November 21, 2011 at 1:30 p.m. in the 5<sup>th</sup> Floor Conference Room of City Hall. Please return, if you wish, the attached Land Use Proposal Response Form or a letter stating the Association's position to the proposed Master Plan amendments at least one (1) week prior to the City Planning Commission meeting.

If you have any questions about this proposal or about the master planning process, please do not hesitate to contact me at (804) 646-6309.

Thank you,  
Lory

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**Lory Markham**  
(804) 646-6309  
City of Richmond  
Department of Planning and Development Review

Land Use Administration

City Zoning Map

## 2011 Proposed Amendments to the 2001 Richmond Master Plan Regarding Libbie/Grove and Libbie/Patterson Service Centers

The existing recommendations for these Service Centers are found on pages 181, 183 and 184 of the 2001 Master Plan. Existing language to remain in the Master Plan is shown below in normal font. The proposed language is shown underlined while the existing language to be removed is shown struck through.

- **Expansion of the Libbie/Grove Service Center.**  
Expansion of the Libbie/Grove Service Center should be limited to the area on the west side of Granite Avenue—between Grove Avenue and York Street as shown on the Land Use Plan map. Transitional office uses along the southern edge of the Service Center and at the intersection of Maple Avenue and York Road are intended to provide adequate buffering between adjacent residential uses and the commercial core of the Service Center.

- **Expanding the Libbie/Patterson Service Area**  
The need for expansion of the Libbie/Patterson Service Center should be accommodated along the north side of Patterson Avenue, east to Dunbar Avenue. The most appropriate use for this area is for low-intensity office uses, to minimize the impact of the adjacent Westwood neighborhood.

- **Expanding the Libbie/Grove and Libbie/Patterson Service Areas**  
Although historically Grove and Patterson were separate shopping districts, there is an accelerating positive trend that will eventually join these into one shopping district. Development and zoning conversions are bringing more and more commercial and office uses to Libbie, between Grove and Patterson. This evolution of the three streets into one town center for Westhampton will be important to the future vitality of all the business on each of these streets.

Expansion of the Libbie/Grove Service Center should occur north on those parcels that front Libbie Avenue to Kensington Avenue as shown on the Land Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning classification for this area. No new non-residential development should be allowed to expand into the residential neighborhoods east or west along Grove Avenue or north-south along Libbie Avenue, beyond the boundaries shown on the Land Use Plan map.

Expansion of the Libbie/Patterson Service Center should occur east and south on those parcels that front Patterson Avenue from Westview Avenue to Dunbar Street as shown on the Land Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning district for this area. As shown on the Land Use Plan map, there should be no other expansion of non-residential uses into the residential neighborhood.

The West End Branch of the Richmond Public Library should be considered a key destination point for the Libbie/Patterson Service Center. Renovation and/or expansion of the library should be an integral piece of the redevelopment of the area.

New development and redevelopment within these mixed-use areas should:

- be a range of residential and commercial uses;
- be a mix of pedestrian and vehicular scales;
- be between two (2) and three (3) stories in height;
- have setbacks that match the existing development pattern or be adjacent to the sidewalk; and
- have parking located to the rear of the building with opportunities for shared parking with adjacent development.
- for the parcels fronting the west side of Libbie Avenue north of Guthrie Avenue to Kensington Avenue, the mix of uses should be predominantly residential and provide adequate screening and buffering between the adjacent residential properties to the west.

Existing Public and Open Space, as shown on the Master Plan Land Use Recommendation map, should be maintained.

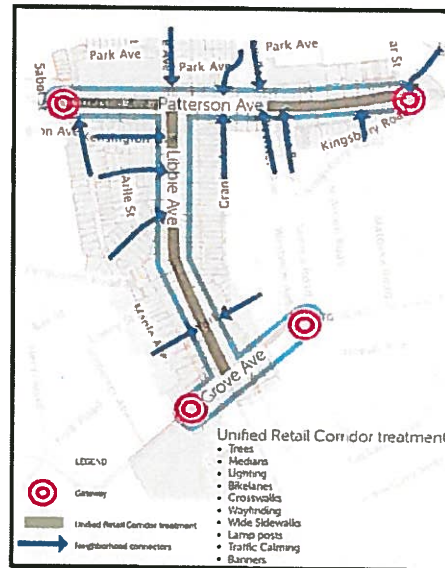
A pocket park on Libbie is proposed, which should not be a strictly passive space, but be one of the attractions that draw pedestrians along Libbie.

- **Parking and Transportation Improvements for the Libbie/Grove and Libbie/Patterson Service Areas**  
Libbie and Patterson need a thorough re-thinking as "complete streets" that serve pedestrians, school children, the elderly, and cyclists, and that reinforce neighborhood connections. It is imperative that decisions be made now to create a dynamic and coherent system of public spaces and walkable streets that will

contribute to the neighborhood's quality of life, now and for future generations.

A redesign of these streets, as shown on the following graphic, should at least explore all of the following:

- Wider sidewalks
- Landscaped medians
- Landscaping that promotes the sense of place
- Bike lanes, preferably buffered
- Generous crosswalks at major intersections, with curb extensions (bump-outs)
- Trees and other shading devices
- Higher level of amenities for pedestrians, including better sidewalks, lighting, seating, and way-finding
- Redesign of the Patterson and Libbie intersection, which is one of the big obstacles to Patterson becoming better connected to the rest of the district
- Gateway treatments at key places should mark entrances to the Grove-Libbie-Patterson shopping district



The attractive tree-lined streetscape of the neighborhood streets and sidewalks needs to be continuous all the way to the arterials to help break up the monotonous concrete environment of Patterson. Bringing the typical streetscape, with trees and good sidewalks, all the way to Patterson will be part of the strategy to signal to drivers that they are driving through a neighborhood place, making the corridor more attractive, and helping reduce traffic speeds. It will also encourage walkability and connectivity.

Traffic and parking impact analysis should be provided for new development and redevelopment proposals. Potential transportation and parking impacts should be mitigated if warranted.

In addition, a parking study and a traffic study are recommended for the Patterson/Libbie/Grove area to better understand where parking is undersupplied and whether this is more because of parking supply or parking management (enforcement of parking violations, directional signage, etc.) and should be completed within two years. Recommendations from these studies will be reviewed and those deemed necessary may be included as an Amendment to the Master Plan.

Funding for these studies should be explored through the City's budget process. Private funding may also be available through the creation of a Business Improvement District or the creation of a Special Assessment District.

- **Transitional buffers**  
The use of transitional buffers, such as on-site landscaping buffers, between commercial, mixed uses and residential neighborhoods corridor should be increased. Areas that would greatly benefit include the neighborhoods surrounding the West Broad Street and Staples Mill commercial corridors, Libbie Avenue between Grove Avenue and Patterson Avenue, and Patterson Avenue between Willow Lawn Drive and Maple Avenue.



## 2011 Proposed Amendments to the 2001 Richmond Master Plan Regarding Libbie/Grove and Libbie/Patterson Service Centers

The existing recommendations for these Service Centers are found on pages 181, 183 and 184 of the 2001 Master Plan. Existing language to remain in the Master Plan is shown below in normal font. The proposed language is shown underlined while the existing language to be removed is shown struck through.

- **Implementation of Recommendations**

The initial task of implementing the above recommendations should be a zoning analysis to determine the appropriate classifications for each property. If no appropriate zoning classification exists for the area, a new district should be created specifically to encourage the desired type of development. Business and property owners, as well as residents, will be invited to engage in this study.

In addition, the creation of an Urban Design Overlay District should be considered by the property owners, with the purpose of:

- protecting existing architectural massing, composition and styles as well as neighborhood scale and character;
- compatibility of new construction and structural alterations with the existing scale and character of surrounding properties; and
- preservation of streetscapes, open spaces and natural features.

## Brown, Jonathan W. - PDR

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**From:** Jackson Dyer [jackson@gulfseaboard.com]  
**Sent:** Friday, October 19, 2018 12:48 PM  
**To:** Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR  
**Cc:** Addison, Andreas D. - City Council; Brown, Jonathan W. - PDR  
**Subject:** RE: Special Use Permit Application - 602 Libbie Avenue

Mr. Ebinger:

I really do appreciate your reply and time. I will issue letter as you have suggested.

It is also most appreciated that you have forwarded my concerns to the applicant.

Thanks again,  
Jackson Dyer

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**From:** Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>  
**Sent:** Friday, October 19, 2018 12:10 PM  
**To:** Jackson Dyer <jackson@gulfseaboard.com>; Olinger, Mark A. - PDR <Mark.Olinger@Richmondgov.com>  
**Cc:** Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>; Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>  
**Subject:** RE: Special Use Permit Application - 602 Libbie Avenue

Good Afternoon:

Please email a letter of objection to Jonathan Brown and copy me. Jonathan is the planner that is processing this SUP application. His contact information is: 804-646-5734; [Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com). Once received, the letter of objection will be included with the public record for the application and reviewed by the Planning Commission.

So you are aware, I have forwarded your concerns to the applicant in the hopes that you will be contacted by the applicant.

Have a good weekend,

### **Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RichmondGov.com](mailto:Matthew.Ebinger@RichmondGov.com) | 804-646-6308

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**From:** Jackson Dyer [<mailto:jackson@gulfseaboard.com>]  
**Sent:** Wednesday, October 17, 2018 10:02 PM  
**To:** Olinger, Mark A. - PDR  
**Cc:** [andreas@addisonforcouncil.com](mailto:andreas@addisonforcouncil.com); Addison, Andreas D. - City Council; Ask PDR; Ebinger, Matthew J. - PDR  
**Subject:** Special Use Permit Application - 602 Libbie Avenue

Mr. Olinger:

I am writing you to request guidance in making formal notification and submission of my objection to a copy of a Special Use Permit application I received yesterday for a Property Address, 602 Libbie Avenue, dated July 16, 2018.

Copy of application was left in my mailbox without any delivery notice or information from the party that left the Special Use Permit application at my residence.

The Special Use Permit application is a request from the property owner (listed Sameho, LLC) to change the use of the property (602 Libbie Avenue) from Single-Family use to Office use. With the copy of application, the packet includes a letter to your office, dated

September 20, 2018 attempting to provide further explanation for the claim as appropriate change of use for the property as well as intended proposed changes to the lot.

I live next door to the property at 600 Libbie Avenue and have lived at this residence since 2005. During that time period I have seen the changes, stagnation, and the like all along Libbie Avenue. We recently just went through the unfortunate timely endeavor of The Tiber development which provided a number of years of inconvenience to the community. A movement that was granted Special Use Permit just the same that is being requested by the group representing the owner of 602 Libbie Avenue. All received information has been attached for your review and reference.

As I am very supportive of the growth of business in the area, I have seen the changes in the storefront names and vacancies left for periods at a time. I would have to ask why this group would not want to invest in one of those previously designated office (mix-use) properties to support their business? It is written in the letter from Lory Markham, dated September 20, 2018 that "this is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-use development trend for Libbie Avenue". This particular area has not taken direct part in mixed-use and considering the residential investments in the area by homeowners I would deduce that the homeowners (property owners) do not have interest in mixed-use or office use. I must also ask in reply, what is the new neighborhood service that is going to be brought to an area of residential homes?

I must ask if there was concern commented regarding the property such that it "will remain largely unchanged and the property's residential character will be preserved"; why such compassion and consideration was not afforded to the residential property owners by asking support or making notification of the intent to the property owners?

I strongly disagree with the proposal to change the use of this area (including the specific property) as it does not support the character of the residences that are lined through the street. The Master Plan may be a tool to outlay reasonable growth and provide the foundation for potential future encouragement of business but I would contend that it was never meant to displace or encroach on the comforts of those residences already within the community.

Reading through the Review and Approval Process information posted on the City of Richmond website it states, "Applicants should also discuss the proposed special use permit with area civic associations, property owners, residents, and the area Council Representative prior to submitting an application. Letters from the associations and property owners stating their position in regards to the request should be submitted with the application." At no time have I ever been asked or made aware of any such application as an adjoining property owner; nor have any of the other adjacent, nearby property owners to my knowledge. My understanding, some of the other property owners in the neighborhood just received the same packet of information yesterday as I.

Not only do I take objection to the permit application and non-disclosure of the intent thereof but I have grave concern involving the proposed driveway, parking lot and impact that it will not only have to a heavily trafficked area but also storm water management to mention a few.

If you could please point me in the right direction it would be most appreciated. I do sincerely appreciate your time and understanding of such an important concern.

Thanks,  
Jackson Dyer  
600 Libbie Avenue  
Richmond, Virginia 23226  
804.543.5220

## **Brown, Jonathan W. - PDR**

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**From:** Joseph [joseph-a@rtechllc.com]  
**Sent:** Tuesday, October 23, 2018 7:57 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Addison, Andreas D. - City Council; Olinger, Mark A. - PDR  
**Subject:** 602 Libbie Avenue Special Use Permit  
**Attachments:** Special Use Permit - 602 Libbie Avenue.pdf

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

RE: Special Use Permit Application at 602 Libbie Avenue

Mr. Brown:

I am writing you in objection to the Special Use Permit application for 602 Libbie Avenue that I received on my front door step the week of October 15<sup>th</sup> 2018.

The Special Use Permit application is a request from the property owner Sameho LLC (Elizabeth Armstrong) to change the use of the property (602 Libbie Avenue) from Single-Family use (R4 zoning) to Office use. The Special Use Permit application included a letter to your office, dated September 20<sup>th</sup> 2018 providing further explanations for the claim as an appropriate change of use for the property as well as intended proposed changes to the lot.

Over the years Libbie Avenue and the surrounding neighborhoods have become a very desirable place to live, proven by the rising house prices and the minimal time houses remain on the market. In the past few years the remaining residential blocks of Libbie Avenue (from Patterson Avenue to Guthrie Avenue) have become home to the Party on the Avenues festival as well as the new Westhampton Playground, both of which continue to attract families from near and far to the area.

The letter from Lory Markham that was addressed to your office states that "this is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-used development trend for Libbie Avenue." The residents of Libbie Avenue have been successful in keeping this "trend" south of the new Tiber development where many businesses currently reside, many of which currently have retail/office space available for lease. Just in the past year two properties on the 600 block of Libbie Avenue have been purchased and have undergone/are still undergoing significant renovations as single-family homes. I fail to see how converting the property of 602 Libbie Avenue into a commercial office space (which includes converting a lush green space in the rear of the property into a parking lot) would be considered a positive development in the area.

Thank you for taking the time to review my concerns.

Regards,

Joseph Alipanah  
604 Libbie Avenue  
Richmond VA, 23226  
(804)687-1848  
[Joseph-a@rtechllc.com](mailto:Joseph-a@rtechllc.com)



## Brown, Jonathan W. - PDR

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**From:** Mary Armistead [mlarmist@gmail.com]  
**Sent:** Thursday, December 06, 2018 11:27 AM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Addison, Andreas D. - City Council; Ebinger, Matthew J. - PDR  
**Subject:** SUP for 602

Dear Mr. Brown,

For whatever it is worth, my husband and I are opposed to the SUP for 602 Libbie Avenue. Living on Arlie Street, (which backs up to this resident), we are not concerned about the business that is applying for the SUP, but for the precedence it sets for the future of that address. Meanwhile, Will's Financial is a business without an SUP currently working out of 700 and 704 Libbie Avenue and have done so for several years. It freely uses many residential parking places on Christopher Lane. The business is certainly an asset to Libbie by fixing up the homes there, but we, The Westview Civic Association, do not appreciate him running his business illegally by not being in compliance with the zoning laws. His business sign at 704 is placed daily on his porch with instructions to either come in or go to 700. The Westview Civic Association did have a meeting last night, among the subjects discussed was the application for the SUP for 602 and his business. This morning, the sign has been removed from sight and currently cars are not parked on Christopher. Hummmm?????

Sincerely,  
Mary Stewart Armistead

## Brown, Jonathan W. - PDR

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**From:** Mary Armistead [mlarmist@gmail.com]  
**Sent:** Saturday, January 26, 2019 5:24 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Addison, Andreas D. - City Council; Olinger, Mark A. - PDR  
**Subject:** Zoning Application

Dear Mr. Brown,

Our neighborhood has a question. Why does the house on the 600 block of Libbie Avenue need to apply for a zoning change when the houses at 704 and 700 Libbie are currently being used by a Mr. Wills to conduct his financial business - Wills Financial? He has been operating this business for several years at this location without a zoning change and just recently removed his sign from his porch which had been on the sidewalk at one point. The current sign directs "people" to go from 704 to 700 Libbie. His employees use both Libbie and Christopher Lanes as their parking.

The concerns the neighborhood has are twofold: 1. What prevents other people from conducting businesses as Mr. Wills has done by just being sneaky. His residence is in the Tuckahoe Condominiums; 2. When the lawyer that is asking for the zoning change leaves that location on the 600 block of Libbie Avenue, what prevents a business like Walgreens moving in there?

Thank you for your attention to these concerns.

Sincerely,  
Nat and Mary Stewart Armistead  
607 Arlie Street

From: Brady, Vickie [vbrady@richmond.edu]  
Sent: Wednesday, January 30, 2019 8:38 PM  
To: Brown, Jonathan W. - PDR  
Subject: SUP application 602 Libbie Avenue

Johnathan Brown,

I live in close proximity to 602 Libbie Avenue and would like for your to consider my opposition to the SUP application for a law firm at 602 Libbie Avenue for the following reasons:

- \* Parking lot in back yard increases issues with flooding and water runoff
- \* Loss of residential property value
- \* Light pollution from the backyard parking lot
- \* Loss of a community Neighborhood feel when business are nested between residential homes
- \* The Westview Civic Association is unanimously opposed and have expressed their opposition to Andreas and the property owner

Please help us preserve our neighborhood as a residential community.

Thank you,  
Vickie Brady, Academic Computing Specialist  
Information Services | University of Richmond  
221 Richmond Way | Richmond, VA 23173

## **Ebinger, Matthew J. - PDR**

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**From:** Olinger, Mark A. - PDR  
**Sent:** Monday, November 26, 2018 5:41 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: Applicant's Report for Special Use Permit Application at 602 Libbie Avenue

For the file...

Mark A. Olinger, Director  
Dept. of Planning & Development Review  
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[www.richmond300.com](http://www.richmond300.com)

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**From:** Adamonis, Airen [<mailto:airen.adamonis@richmond.edu>]  
**Sent:** Wednesday, October 17, 2018 8:04 PM  
**To:** Olinger, Mark A. - PDR  
**Subject:** Applicant's Report for Special Use Permit Application at 602 Libbie Avenue

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

Mr. Olinger,

I am a resident of Guthrie Avenue and received a copy of a report which indicates that a small law firm is seeking a new special use permit to use a residential single family home in our neighborhood for commercial purposes. The report was simply left on my doorstep. Several neighbors and I have oppose the issuance of this permit and have strong concerns about businesses attempting to infiltrate even further into our residential area.

Will this particular application be discussed in any upcoming public hearings and if so, will we provided with notice of such?

Thank you,

Airen Adamonis

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Airen B. Adamonis  
5800 Guthrie Avenue  
Richmond, VA 23226

[airen.adamonis@richmond.edu](mailto:airen.adamonis@richmond.edu)  
(757) 869-5197