

Item No. 5

**Brown, Jonathan W. - PDR**

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**From:** Alvah Bohannon [apbohannon@yahoo.com]  
**Sent:** Sunday, February 03, 2019 1:02 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Andreas.Addison@richmond.com; Williams, Nicole E. - City Council Office; Ebinger, Matthew J. - PDR  
**Subject:** Special Use Permit for 602 Libbie Ave

Mr. Brown- I strongly object to the property at 602 Libbie Ave being changed from R-4 to Office Use. I live at 616 Arlie St one block from the 600 block of Libbie Ave. The property values of the houses on either side of this property would be greatly damaged as well as those behind the property. I also have concerns about the safety of cars coming on to Libbie from a parking lot behind the house. This is a house, not a commercial building, and zoning this property in this neighborhood would only have a negative affect on this area. There is way too much traffic on Libbie Avve now with the growth of business over the last few years and it will be much worst when the Westhampton School project is in place. Thank you for your consideration in the matter. Sincerely, Alvah Bohannon

Alvah Bohannon [apbohannon@yahoo.com](mailto:apbohannon@yahoo.com) Cell 910-470-4047 [www.800casting.com/76558](http://www.800casting.com/76558) <http://resumes.actorsaccess.com/alvahparrishbohannon>

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

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**From:** Brown, Jonathan W. - PDR  
**Sent:** Friday, February 01, 2019 1:40 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: SUP 602 Libbie Avenue

FYI: letter regarding 602 Libbie...

Jonathan W. Brown  
Senior Planner  
Land Use Administration  
ADU Program Manager  
City of Richmond, Virginia  
804-646-5734 (office)  
[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)

LINK TO: Planning and Development Review LINK TO: Interactive Mapping Tool

-----Original Message-----

**From:** Eric Melzig [mailto:[epmelzig@icloud.com](mailto:epmelzig@icloud.com)]  
**Sent:** Friday, February 01, 2019 1:19 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Mathew.Ebinger@richmondgov.com  
**Subject:** SUP 602 Libbie Avenue

Dear Mr. Brown:

We oppose the Special Use Permit being proposed for 602 Libbie Avenue. We live at 521 Maple Avenue and this is a residential neighborhood. The volume of traffic on Maple/Grove/Libbie Avenues has overwhelmed the traffic infrastructure. Our neighborhood is being overrun by commercial activity along Grove and Libbie. Any further increase in commercial use along this corridor at the expense of continued erosion of residential use is dangerous and contraindicated.

Thank you. Eric and Sue Melzig  
521 Maple Avenue  
RVA. 23226

Sent from my iPhone

**Herbert Jackson Dyer, III**  
**600 Libbie Avenue**  
**Richmond, Virginia 23226**

To: City of Richmond  
Department of Planning & Development Review  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

**January 31, 2019**  
**Certified Mail**  
**Emailed**

Attn: Mr. Jonathan W. Brown

Re: **Special Use Permit Application - 602 Libbie Avenue**

Mr. Brown:

Please allow this letter of objection to serve as my formal protest to the Special Use Permit application, property address, 602 Libbie Avenue, dated July 16, 2018.

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 R4 Single-Family Residential use to Office use. The applicant intends on using the property for business operations as a law firm in an area that is designated as residential.

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.

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 continued residential investments in the area by homeowners thereby quite obvious that the homeowners (property owners) do not have interest in mixed-use or office use for this particular area.

The statement within the letter seems a little disingenuous by stating the property "will remain largely unchanged and the property's residential character will be preserved". One must live in this immediate neighborhood to understand the canvas of the trees and the barrier that exists to separate the heavily trafficked Libbie Avenue and the back yards of these property owners. The residential stakeholders that are adjoining property owners, within the block and adjacent have the luxury of both words. They have invested in that luxury with the understanding and knowledge that the properties within the block and neighborhood have already been deemed residential by the City of Richmond. New ownership and long time residents alike did not invest in their futures at these properties with the interest of having to live intermingled with immediate business operations. They live in the neighborhood of residences for the ability to be within walking distance of so many amenities but be able to live a residential lifestyle in their homes and properties.

Where the September 20, 2018 letter references the City's Master Plan the author neglects to mention previously agreed upon negotiations that were held among stakeholders with the City Planner in 2011 that have been included with this package. The email, dated October 31, 2011, indicates the following in reference to the proposed amendments to the original 2001 Richmond Master Plan Regarding Libbie/Grove and Libbie/Patterson Service Centers:

10-31-11 - Lory Markham - City of Richmond PDR - "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."

10-31-11 - Mentioned Amendments - "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."

The same concerns continue to exist today and have been demonstrated to the City of Richmond with the attached Development Proposal Response Form. Westview Civic Association, on the behalf of its member, filed the form to indicate opposition to this special use permit application. Vote by members was taken on December 5, 2018 with unanimous opposition by the members to this special use permit application.

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. The growth in the neighborhood and global infatuation of using Libbie Avenue to connect business between Grove Avenue and Patterson Avenue is one without anticipated thought it seems. The infrastructure is not in place to introduce abundant growth and business use at this time. The logical process of planning for this area has seemingly not been fully executed or outlined as to how to prepare for such changes.

One must understand this property and that of the properties around it. I would invite you as guest to my home to be able to see the back yard and living arrangements of the residents in this neighborhood to understand what exactly is invested in these residential properties. With that understanding, one can only fully assess this special use permit application. With that visit and understanding of this area you will be able to witness and understand the following concerns that I outline as major concerns to the approval of this special use permit.

All of these items are what I am understanding have been vetted or thought through in some compacity with the different city department's reviews of the application. But still I contend, I don't really understand how you can justify review based on the paper copies of application and drawings. To fully understand what the application means to the residential properties is one that must be experienced and felt. What that application may not show and represent regarding direct impact to this previous and currently established residential zoning is the following:

#### Parking Lot Improvement in Backyard

The tree line and canvas of these back yards provides for a residential feel in an ever-growing urban area. To change that canvas it changes so many things but to put a parking lot centrally located in the back of home owner's properties limits the feel of residential and home. It provides for a number of complexities to the immediate areas and directly impacts adjacent owners but also indirectly other members of the community.

Not fully understanding the daily use of the office I am unable to understand how many people are anticipated to use the facility as employee or client each day. So, how does the City determine that there are enough parking spots made for this property in an effort to ensure that it does not further disrupt an area that is depleted of parking spaces. How does the City ensure that the next business that takes over the office has enough parking spaces for the intended use? The City has encouraged the development and business influx along Libbie Avenue as well as adjoining at Grove Avenue and Patterson Avenue but what has the City done to handle the continually growing parking issues. That might be an item that the City feels is an issue of the individual property owners and businesses but not the way I would conclude given the City is allowing continual approvals of Special Use Permit Applications in the neighborhood.

## Stormwater Management

There does not seem to be within the proposed plan set a clearly defined means to handle storm water management. The concept of adding a parking lot behind the house (not office building) causes for impervious surface in an area that already has a problem with flooding. Where does this added water relieve itself? Why does the grading plan appear to indicate an area of ponding and one in which it may push water on to my property? Does the City encourage for water to run from a parking lot down to Libbie Avenue? I did not see any calculations for storm water management indicated to show what measures would be needed to address the issue of added rain water concerns. I am not sure if you have witnessed the water flow along this area in a rainstorm but it amazing to witness. City review of this application by Water Resources (Stewart Platt) basically paints the same picture. These items in his review really need to be understood regarding his findings because in my understanding he is saying that there may be potential extensive work to bring the exterior improvements and sitework to comply with DEQ requirements as well as compliance with the City's Erosion & Sediment Control. Please do not allow approval of Special Use Permit for this property only for the owner to realize that the sitework might be a burden due to it being so extensive and expensive to address the stormwater management concerns. That does no one any good.

Stewart Platt \ Water Resources

Approved

1. Visit the Water Resources webpage for links to DEQ, the City Code, the ChesBay Public Information Manual, the Stormwater Plan Review Checklist, maps (ChesBay and floodplain), the Responsible Land Disturber form, and permit applications (RSMP, land disturbing, and storm drainage): <http://www.richmondgov.com/PublicUtilities/WaterResources.aspx>
2. A Stormwater Utility Maintenance Agreement ("SUMA") will be required to cover any proposed quantity/quality BMPs, should any be required. BMPs must be designed to the appropriate DEQ standards. No permits will be issued until the final edition of the SUMA has been submitted to Water Resources for review and approval. As-built plans, sealed and signed by the engineer in accordance with section 11.4 of the "Stormwater Management Design and Construction Standards Manual", must be submitted before the CO can be approved.
3. This project may very well require compliance with the City's Erosion & Sediment Control ordinance depending on the extent of land disturbance. In order to make an accurate determination, the limits of said disturbance (providing at least a 5' buffer around the proposed drive aisle, parking area (including stacked parking), concrete sidewalk, and accessible ramp, plus any other areas that will realistically be disturbed during construction) need to be delineated on a plan. (As a preliminary estimate I get at least 4,400 sf.) An erosion and sediment control plan must be submitted with all supporting design calculations contained on said plan (follow the Stormwater Plan Review Checklist and submit with plans).
4. Site storm drainage materials and design shall comply with the DPU "Stormwater Management Design and Construction Standards Manual" should site storm drainage/BMP be required.
5. Drainage system design calculations must be provided on the plans (follow the Stormwater Plan Review Checklist and submit with plans) should site storm drainage/BMP be required.
6. Any site grading must not: cause ponding on the site, change drainage patterns so as to adversely impact adjacent properties, or block existing flow from adjacent properties.
7. Details for any proposed site work must be included on the plans.
8. Future reviews could generate additional comments.
9. The construction plan is conceptually approvable for the SUP but not for permit issuance. The detailed review will be scheduled/performed upon receipt of the completed Stormwater Plan Review Checklist.

## Driving Lane to Parking Lot

Admittedly, the drawings that I have may not be the most readable print to review so I am uncertain of the actual defined measurements from the property line to the edge of the home but it would seem as though there might not be enough width for a traveling lane to the parking lot for a business. I am not sure of the intent of the privacy fence that is shown on the drawings and whether or not it is intended to attempt take down the fence that exists to replace with the shown fence but it would seem that it would encroach that much more in to an already tight passageway. So, without seeing the actual measurements or knowing the requirements of the City for drive lanes on business properties I am uncertain that two way traffic can be maintained. But should it meet by the most minimal of measurements why does the City believe it to be safe or reasonable for possible collision to happen just outside the footprint of my house?

### Drive Entrance on to Libbie Avenue

Libbie Avenue is a major thoroughway in the City of Richmond and heavily trafficked. Heavily trafficked with speed limit regulations that are rarely abided. For the years that I have lived at my residence I do not believe that I have ever seen anyone pulled over outside of my house for a speeding infraction. For this property, 602 Libbie Avenue, the drive entrance is set just at the beginning of the merging of the southbound traffic of two lanes down to one lane. I see a potential safety issue in the fact that the merging requirement and driver's vision attention to merging may compromise a driver's ability to see a vehicle exiting the 602 Libbie Avenue property. Coupled with the fact that the City has not done very good to manage the speed and flow of traffic on this road, this presents a potential danger. It would be a worthwhile experience in the efforts of understanding the impact of this special use permit application by witnessing the traffic congestion and flow of traffic at its biggest peaks throughout the day.

### Safety and Light Pollution

What measures is the City going to require to ensure that safety and security is going to be maintained at this property should it be allowed to be business while making sure that light pollution does not cause impact to the immediate residential neighbors? I didn't see any measures of exterior site lighting or building lighting as well as any calculations showing compliance of the City's exterior lighting requirements.

Considering that it is the City's due diligence to review each special use permit application following the guidelines that each and all of the below are met I am not sure that all boxes can be fully checked.

--"to authorize the issuance of special use permits therefor, whenever it is made to appear that such special use will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air."

I believe my concerns of safety, health, morals and general welfare of the community involved are reasonable and valid. Those concerns are present with the application that has been submitted. I believe my concerns of adding to congestion in streets, roads, alleys and other public ways are reasonable and valid. I believe my concern of potential of danger of entrance in to a business property at a merging lane is reasonable and valid. I believe that the impact of parking may be an issue should the property become office use and that adversely affects the conveniences and improvements. These are all, in my opinion, reasons of objection to the Special Use Permit application for 602 Libbie Avenue.

In some regards, as it relates to the approvals of special use permit applications in the area, every application must be reviewed solely for its individual merits and assurances that it meets the intents outlined in the Code. It should not be such a review process of acceptance because other special use permit applications were granted in any given area.

Remember the email, dated October 31, 2011, where the City acknowledged "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." Does the City not consider the impacted residents, direct and indirect, "desire for high quality, well-designed development in the surrounding area (being) essential for the continued quality of life for the neighborhood" important anymore?

Just recently I was in attendance at a council member's meeting on the "State of the District" where the elected official indicated that their vote on this specific special use permit application would be one of favor should it come forth. And the basis of the response and logic of favor for the council member was expressed such that there had already been a number of special use permit applications that had already been granted approval in the neighboring area; so, for this individual, how could they "say no" to this particular special use permit.

Well that is not the reason, purpose, or spirit of the intent behind the requirement of a special use permit. The purpose of the special use permit process allows for review, consideration and response solely on a case by case basis. There should not be any predeterminations or biases to the review or decisions made of the property as it relates to its own specific considerations and facts. From my understanding, the only way that this Council member would vote against the application would be if the Planning Commission and the Department of Planning Review's process did not provide recommendation of the permit application.

The fact that the property is and has been zoned residential should be the immediate item of consideration. From that, one must understand that this specific property is not intermingled or confused in an immediate area of mixed use. Every boundary of the property touches residential property with the exception of the barrier it shares with Libbie Avenue. So, to confuse the property in any way other than what it was determined originally is, in my opinion, baseless. To change the designation of the zoning for this property directly affects those members of this community that have adjoining residential properties and their livelihoods.

The Westview Civic Association has voted against this special use permit application and the voice of representation through the involved Council member may not be the same with the individual's vote on Council should it be presented to them with recommendation from you all. So, I ask, that in the review process and considerations of this application that you provide a stringent review as it seems that your recommendation holds greater weight of opinion than the voice of the immediate neighborhood civic association, and resident stakeholders.

I strongly object to any approval of this Special Use Permit application and hope that the City will find it best suited to finally allow complete concentrations to what needs to occur in a systematic, reasonable growth as it relates to Libbie Avenue's connection between Patterson Avenue and Grove Avenue. Approval of this special use permit, at this time, would not be beneficial to the neighborhood.

Thanks,



Jackson Dyer  
600 Libbie Avenue  
Richmond, Virginia 23226  
804.543.5220

cc: The Honorable Andreas D. Addison  
Nicole Williams, First District City Council Liaison  
Matthew Ebinger, Secretary to the City Planning Commission  
Stuart Carter, President, Westview Civic Association



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.richmondva.gov/>

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**

Property Address: 602 Libbie Avenue Date 07/18/2018  
 Tax Map #: W021C013003 Fee: \$1,800  
 Total area of affected site in acres: 0.254 acres

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

**Zoning**

Current Zoning: R-4

Existing Use: Single family

**Proposed Use**

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

Existing Use: Office  
Single family

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 W Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2551 Fax: ( )

Email: lorymarkham@markhamplanning.com

**Property Owner:** Samara Ut

If Business Entity, name and title of authorized signer: Susan Armstrong

(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: 526 N Boulevard

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 613-4788 Fax: ( )

Email: sam@markhamplanning.com

**Property Owner Signature:** [Handwritten Signature]

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)





September 20, 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 Special Use Permit Application at 602 Libbie Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 602 Libbie Avenue. With this application, Sameho LLC is petitioning the City Council for a Special Use Permit to authorize an office use in the R-4 Single Family Residential District.

#### *Site*

The property is located in the Far West Planning District on Libbie Avenue between Guthrie Avenue and Christopher Lane. The property has a land area of 11,050 square feet and is zoned in the R-4 Single Family Residential District. This property is currently improved with two-story residence with 1,672 of floor area. The property is located within the neighborhood represented by the Westhampton Citizens Association. The property is also located on Libbie Avenue between the Patterson Commercial area to the north and the Grove Commercial area to the south.

#### *Zoning and SUP Ordinance Conditions*

The property is located in the R-4 Single Family Residential District. The R-4 District does not permit any commercial uses. However, eight properties within this section of Libbie Avenue have been granted special use permits for office uses. The first of these SUP's were granted in 1979 and the last was approved in 2010.

We proposed to convert the single-family residence for use as a law office. Parking for the office use will be provided at the rear of the property. The appearance of the property from Libbie Avenue will remain largely unchanged and the property's residential character will be preserved.

#### *Master Plan*

The City's Master Plan recommends mixed-use development for the property. Primary uses include combinations of office, retail, personal service, general commercial and services uses and, in some cases, multifamily residential and dwelling units above ground floor commercial.

Specifically for Libbie Avenue, the Plan states that 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 (p. 183).

This is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed office use is fully consistent with the Master Plan recommendation for the use of the property, and that, if approved, this use will greatly enhance the vitality of the Westhampton area. Additionally, the proposed office use is a permitted principal use in the recommended UB zoning for the property by the Master Plan.

*City Charter Conditions*

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project will not (i) be 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 overcrowding of land and cause 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.

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 Andreas D. Addison  
Matthew Ebinger, Secretary to the City Planning Commission













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/Grova/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/Grova/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 Grove 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 graphics, 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 underutilized 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 Social Assessment District.

- Transitional buffers  
The use of transitional buffers, such as on-site landscaping buffers, between commercial, mixed uses and residential neighborhoods consider 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.