



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.richmond.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: 301 West 6th Street Date: 12/6/2019
 Tax Map #: S0000014001 Fee: \$2,400
 Total area of affected site in acres: 2.243 total acres

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

Zoning

Current Zoning: RF-2 Riverfront District

Existing Use: Vacant

Proposed Use

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

Mixed-use residential

Existing Use: Vacant

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 LLC

Mailing Address: 23 West Broad Street

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: City View Tower Llc

If Business Entity, name and title of authorized signee: Drew Wiltshire

(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: 11100 West Broad Street

City: Glen Allen State: VA Zip Code: 23060

Telephone: (804) 399-8130 Fax: ()

Email: drew.wiltshire@thalhimer.com

Property Owner 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)



December 11, 2019

Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
mark.olinger@richmondgov.com

Re: Reynolds Tower II Request for Special Use Permit (RF-2)

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the property S0000014001. With this application both the property owner and developer, City View Tower LLC, are petitioning City Council for a Special Use Permit to waive the setback and building dimension requirements. This would allow for the development of 348 units in two (2) residential towers mounted on one podium.

Existing Site Conditions



The subject property is listed with the City as 301 West 6th Street. The parcel is located in the Old South Planning District in the Old Town Manchester neighborhood. It is also within the Manchester Industrial *National* Historic District. The property sits northwest of the intersection of West 6th (owned by Norfolk

Southern) and Perry Streets. Norfolk Southern property is directly adjacent to the subject property on three sides. This property was part of the former site of the Reynolds Aluminum South Plant. The building pad only remains. The site is currently a leveled, unimproved lot and has a land area of 97,705 square feet (2.243 acres).

This development team also improved the parcel southeast of the subject property into a constructed streetscape for Perry Street. It was dedicated as a public right of way to continue Perry Street towards the river. At this time, the property's only technical street frontage is on this portion of public right of way. With that, the *principal* street frontage for this development is on Perry Street and an alternate street address would be 501 Perry Street.

Also, the property owner is proposing to purchase the portion of West 6th Street that abuts the property and this portion of Perry Street from Norfolk Southern. The intent is to improve this portion of West 6th Street to meet City standards. It will remain a private street. A 2019 survey is enclosed.

Master Plan Future Land Use

The 2000 Master Plan, which includes land use categories from the 2008 Downtown Plan, labels this parcel as DT-UCA Downtown Urban Center Area for future land use planning.

A 2009 City initiative rezoned specific parcels within the watershed of the river, including the subject property, to R-2 Riverfront.

The drafted Richmond 300 Master Plan, which is in the process of approval for 2020, designates this parcel within the "Regional Activity Center" as Nodal Mixed-Use which supports tall, high-density residential buildings.

Zoning

The property is currently zoned within the RF-2 Riverfront District, which allows for a variety of uses including dwelling units. This property does *not* front on "streets designated as street oriented commercial frontage" as stated in the City's zoning ordinance adopted on November 9, 2015 and which includes all amendments through July 22, 2019. Also, this zoning district restricts building above 13 stories in height.

Per this zoning ordinance:

"The intent of the RF-2 riverfront district is to provide for medium scale planned mixed-use development on relatively large sites in close proximity to the riverfront in a manner that will protect prominent views of the James River from public spaces....The district is intended to facilitate the economic development benefits that will accrue through enhanced commercial and residential development and increased tourism generated by riverfront redevelopment."

Regulations in the RF-2 District allow a maximum 10-foot front yard setback. Otherwise, none is required. A 25-foot setback is required for side and rear yards where lot lines abut another property. In

addition, no building can penetrate the incline plane originating from the lot line at a 1:3-foot horizontal to vertical ratio.

In the RF-2 District no building, or combination of multiple buildings, can exceed a total dimension of 300 feet along a lot line or street without an intervening uncovered open space at ground level of not less than 50 feet in width along such lot line or street. The purpose of this is to provide for river view corridors in between buildings at ground level.

Also, portions of a building or of multiple buildings that are over four stories in height shall not exceed a total dimension of 300 feet along a lot line or street without an intervening uncovered open space of not less than 100 feet in width along such lot line or street. The purpose is to provide for river view corridors between portions of buildings over four stories in height.

Proposal

The proposed eleven (11) story development involves 348 residential units within two (2) residential towers mounted on one podium. Principal street frontage is on Perry Street. Again, the property owner is proposing to purchase the portion of West 6th Street that abuts the property and Perry Street from Norfolk Southern. The intent is to improve this portion of West 6th Street to meet City standards. It will remain a private street.

The 1st and 2nd floors are comprised of podium parking levels. The 3rd floor is the first residential floor. All floors above this are separated into two (2) separate towers, with the exception of the 10th floor which will connect the two with a skybridge. The topographical survey, conceptual site and floor plans, elevations and preliminary schematics are enclosed.

Please note, all proposed plans are conceptual. The developer is taking a methodical approach for conceptual through the Special Use Permit first before proceeding with subsequent, detailed permit drawings. It is requested that the ordinance include language allowing the Director of Planning & Development Review to approve the final design at the time of building permit review so as to avoid future SUP amendments.

The property owner and developer are requesting exceptions from the setback and building dimension requirements.

The front yard setback requirement (a zero-foot setback allowed with a 10-foot maximum) will be met on the east lot line (and designated principal street frontage) with Perry Street, a public right of way. The 25-foot rear yard setback requirement will also be met on the west lot line shared with Norfolk Southern property. The side yard setback from the north lot line abutting the Norfolk Southern property on the river side will not meet the required 25-foot side yard setback. The proposed side yard setback from the south lot line towards Legend's Brewery will meet the 25-foot requirement once the Norfolk Southern property (West 6th Street) is purchased. As defined in the current zoning code, a combination of contiguous lots under common ownership is considered a "lot". With that, the setback will then be measured from the lot line shared with Legend's property.

The purpose of the building dimension requirements is to provide river view corridors in between buildings at ground level and in between portions above 4 stories.

At ground level, the proposed building footprint (podium) along the “West 6th Street” lot line is 443’ 4’ in length. The maximum continuous length allowed is 300 feet. However, as it currently exists the river view at ground level is permanently obstructed by the City’s floodwall. Also, the podium length may exceed the 300-foot maximum, but the proposed design of the building above the plane of the floodwall breaks up the length with the two towers, which are on average 50 feet in distance apart. This is a variable distance based on material, columns, etc. Legend’s Brewery will still maintain a view to the river with the proposed design. The orientation of the building and its two-tower design takes this into consideration and is best illustrated on Sheet AS04 with approximate existing grades of the floodwall, the subject property and the Legends site.

Neighborhood Communication

The development team met with the Manchester Alliance in December. We are confirming the possible receipt of a letter of support with David Bass, president of the civic association for the neighborhood.

The team also met with Legends Brewing Company since the subject property sits between the brewery and the river. Their site is above the grade of the proposed development site. Currently patrons can view the site, railway lines, the floodwall, and the river. The developer received favorable responses since the two tower design accounts for this view through to the downtown skyline beyond. Due to the existing topography, the proposed building’s podium will obstruct the floodwall from line of sight.

The developer has reached out to Councilwoman Ellen F. Robertson to discuss this proposed development in the 6th Voter District.

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 special use permit. 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,

A handwritten signature in black ink, appearing to read "Lory Markham", followed by a vertical line.

Lory Markham

Enclosure: application form, fee payment, site survey, conceptual plan set (digital)

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Ellen F. Robertson, 6th District
Drew Wiltshire, Thalhimer
Matt Raggi, Thalhimer
Guy Blundon, CMB Development
Mark Purcell, Purcell Construction
Patrick Coe, Purcell Construction
Bruce Shirley, Ratio, PC
Gabi Syska, Markham Planning