



# CITY OF RICHMOND

## DPW – ROW Division/Transportation

### REVIEW COMMENTS

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Date: April 27, 2021

Project: Loving Produce Development – 300 Oliver Hill Way

Plan #: RZON-080481-2020

Applicant: Loving's Produce, LLC

Submission Date: October 13, 2020 – 1st Submission

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#### **DPW Comments for Planning Commission consideration:**

1. DPW is generally supportive of this Rezoning; *however*,
2. **DPW's position is that the volume of traffic will be greater having this property rezoned as TOD-1 versus existing M-1 zoning.**

This is supported by DPW's Traffic Engineering consultant:

*I'm not sure I buy into this rationale that M-1=B-3 and B-3>TOD-1 so M-1 > TOD-1 in terms of trips generated. M-1 does allow for all uses that B-3 allows EXCEPT residential. My understanding is that the proposed development includes residential. So I wouldn't equate the two in terms of trips generated. Also, B-3 height is limited to 35', but up to 60' if you increase the side of the yard. **TOD-1 allows 12 story buildings. So I would not conclude that B-3 generates more than TOD-1.***

Therefore, the City Traffic Engineer **still recommends a submittal to VDOT** for their determination on whether 24VAC30-155 applies to this rezoning of 300 Oliver Hill Way for the impact from additional traffic from the rezoning has on the State Highway System (I-95/Oliver Hill ramp). .

3. The Developer shall submit a TIA along with the POD Application. A POD is required per City Code Section 30-1030.1. At that time, additional information will be known regarding the development and the TIA submission will be required as a condition of POD approval by DPW.
4. The City's Capital Improvement Project (Shockoe Valley Streets Improvement Project) will serve as a **valuable support this particular rezoning/development. The Developer for 300 Oliver Hill Way needs to work with the City/DPW to acquire or dedicate the necessary right-of-way to implement the project.**