

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-016

To authorize the special use of the property known as 3308 East Marshall Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
By the City Attorney

PUBLIC HEARING: FEB 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3308 East Marshall Street, which is situated in a UB Urban Business District, desires to use such property for the purpose of a mixed-use building with outdoor dining, which use, among other things, is not currently allowed by section 30-433.2, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3308 East Marshall Street and identified as Tax Parcel No. E000-0884/017 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “3302 E. Marshall St., Mixed Use Redevelopment, Existing Conditions, Demolition Plan, & ESCP,” prepared by Kine Vue, LLC, and dated September 8, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use building with outdoor dining, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Special Use Request for Outdoor Seating Areas, 3302-3308 E Marshall ST, Richmond, VA 23223,” prepared by ADO/Architecture Design Office, and dated May 9, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building with outdoor dining, substantially as shown on the Plans.

(b) Off-Street parking shall not be required for the Special Use.

(c) The Property shall not be used for outdoor dining before 6:00 a.m. and after 11:00 p.m.

(d) The outdoor dining area shall not exceed the maximum occupancy capacity allowed by the Virginia Uniform Statewide Building Code.

(e) All materials and site improvements shall be substantially as shown on the Plans and subject to the conditions of the Certificate of Appropriateness issued by the Commission of Architectural Review on October 24, 2023, in response to Application No. COA-098251-2021.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1471

File ID: Admin-2024-1471

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk

Department:

Cost:

File Created: 11/21/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 01/13/2025

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1471 - AATF Ordinance,
Admin-2024-1471 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: Alyson.Oliver@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	12/16/2024	Matthew Ebinger	Approve	12/18/2024
2	2	12/16/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	12/16/2024	Kevin Vonck	Approve	12/23/2024
2	4	12/16/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	12/17/2024	Sharon Ebert	Approve	12/19/2024
2	6	12/17/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	12/19/2024	Jeff Gray	Approve	12/19/2024
2	8	12/19/2024	Lincoln Saunders	Approve	12/23/2024
2	9	01/06/2025	Mayor Avula	Approve	12/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2024-1471

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: December 16, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (By request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 3308 East Marshall Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit (SUP) to authorize a mixed-use building with outdoor dining, which use, among other things, is not currently allowed by section 30-30-433.2, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Chimborazo neighborhood, on the north side of East Marshall Street near its intersection with North 33rd Street. It consists of a 11,023-square-foot (0.253-acre) parcel. A mixed-use building, approved under POD-110029-2022, has received all necessary Certificates of Appropriateness from the Commission of Architectural Review and is currently under construction on the site. This SUP is requested to authorize the proposed outdoor dining area.

The property is zoned UB Urban Business District, which generally prohibits outdoor dining within 100 feet of properties in residential zoning districts. The proposed outdoor dining area is situated approximately 67 feet from the R-8 Urban Residential District to the north. Therefore, the applicant seeks a Special Use Permit to allow this use in compliance with zoning regulations.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

The property is also situated within an area designated as a Micro Node in the Richmond 300 Master Plan. Micro Nodes are described as "A notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors... Micro Nodes provide mixed-use destinations within primarily residential areas and help create a unique sense of place within many of Richmond's historic urban neighborhoods. Micro Nodes are a model for future development as new neighborhoods emerge. (p. 24)"

COMMUNITY ENGAGEMENT: The Church Hill Association of RVA was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 13, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 4, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Map

STAFF: Matthew Ebinger, Planning Supervisor, Land Use Administration, 804-646-6308

Alyson Oliver, Planner, Land Use Administration, 804-646-3709



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.richmondgov.com/>

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: 3308 E Marshall Street Date: 4/3/2024

Parcel I.D. #: E0000884017 Fee: \$300

Total area of affected site in acres: 0.2531

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

Zoning

Current Zoning: UB Urban Business

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

Partial waiver of the radius requirement for outdoor dining

Existing Use: Mixed-Use

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: C and M Properties LLC

If Business Entity, name and title of authorized signee: _____

(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: 611 N 26th St

City: RICHMOND State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

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)

APPLICANT'S REPORT

March 4th, 2024

*Special Use Permit
3308 E Marshall Street, Richmond, Virginia
Map Reference Number: E000-0884/017*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Prepared by:

Baker Development Resources

530 East Main Street
Suite 730
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 3308 E Marshall Street (the "Property"). The current development of the Property with a mixed-use building has already been authorized by a Plan of Development approval (the "POD"). In order to permit flexibility in the occupancy of the commercial space within the building, the SUP would authorize a partial waiver of the radius requirement associated with outdoor dining as required by the underlying UB zoning district.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of E Marshall Street between N 33rd Street and Chimborazo Boulevard and is referenced by the City Assessor as tax map number E0000884017. The Property consists of 11,023 square feet of land and is accessible via alleys adjacent the northern and eastern portions of the Property. A plan of development (the "POD") was approved for a mixed-use building in October of 2022 and a final Certificate of Appropriateness was authorized for the building in 2023.



Properties in the immediate vicinity are occupied with a wide variety of commercial, institutional, and residential uses of varying intensities and scales. Properties along E Marshall Street tend to be of more intense uses including large apartment buildings, churches, and mixed-use buildings.

Surrounding this commercial node are one- and two-family dwellings interspersed with multifamily dwellings, commercial and institutional uses, and parks.

EXISTING ZONING

The Property is zoned UB Urban Business which permits small, neighborhood serving businesses in conjunction with multi-family dwellings. The use of the building for mixed-use is permitted by-right in the UB district. A Plan of Development was approved for the physical characteristics of the overall development as is now proposed.

The Property lies within a small UB commercial district or node, including properties to the west along E Marshall Street from the N 33rd Street intersection to the Chimborazo Blvd intersection. The surrounding properties are zoned R-8 residential.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Ground floor uses which engage the street are recommended for this classification.

The Property is also located adjacent the "Micro Node" centered at N 32nd and E Marshall Streets which is described by the Master Plan as "a notable place within a neighborhood that generally provided goods and services to immediate neighbors but may attract visitors."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are several other goals elsewhere within the Master Plan that support this request:

Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."

b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).

Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."

d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).

Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."

Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."

Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “

e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.

Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”

Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”

a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”

Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The construction of the proposed mixed-use building has been authorized for the Property pursuant to the POD (POD-110029-2022) which was approved in October 2022. This request would permit some flexibility in the occupancy of the corner commercial space that was approved in conjunction with the POD. Specifically, the SUP would authorize a partial waiver of the radius requirement associated with outdoor dining.

PROJECT SUMMARY

The previously approved mixed-use building includes up to two tourist homes and eleven dwelling units as well as commercial space fronting E Marshall Street.

In the UB District, where restaurants are concerned, Section 30-433.2(21)a requires that “no deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district. The applicant is requesting a partial waiver of the radius requirement for outdoor dining in order to be able to use the space in front of the Property, along E Marshall Street, for outdoor dining. Based on measurements scaled from the City’s GIS system, this area is located approximately 67 feet from the closest Property located within an R district. The requested waiver of approximately 33 feet would allow for the development to better engage the street with an active use, visible along the E Marshall Street corridor.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development would offer services to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposal is designed be consistent with the Property's master-plan recommendation for pedestrian-oriented development which is designed for walkability.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population. The proposed density and urban form are appropriate to the Property's location and consistent with the recommendations of the Master Plan and ongoing planning guidance.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development. This benefit can be attributed to the significant investment in the property and taxes related to the commercial use of the first floor.

- ***Interfere with adequate light and air.***

The light and air available to adjacent properties will not be affected.

Summary

The physical development of the site is permitted by virtue of an approved Plan of Development. The applicant is only seeking relief from the radius requirements relating to outdoor dining in order to allow flexibility in the occupancy of the commercial use within the building. The development is an ideal, small-scale urban development at this location. The SUP would permit the occupancy of the commercial space with an active first floor use that would be neighborhood serving while providing a better pedestrian experience and enhancing pedestrian connections within the district and to nearby neighborhoods. This would better address the goals of the Master Plan while remaining consistent with the intent of the UB District.

CITY OF RICHMOND EROSION AND SEDIMENT CONTROL GUIDELINES

THE SITE IS TO BE GRADED TO PROPOSED CONTOURS AS SHOWN. NO CRITICAL EROSION CONTROL PROBLEMS ARE ANTICIPATED AS MOST EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO LAND DISTURBANCE. THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE AND PROCEDURES.

- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- EXCESS EXCAVATION DISPOSED OFF THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP OF THE LAND DISTURBING ACTIVITY.
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED SO THAT SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES.
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS STABILIZED.
- PROPERTIES ADJOINING THE SITE SHALL BE KEPT CLEAN OF MUD OR SILT CARRIED FROM THE SITE BY VEHICULAR TRAFFIC OR RUNOFF.
- THE DISPOSAL OF WASTE MATERIALS REMOVED FROM EROSION AND SEDIMENT CONTROL FACILITIES AND THE DISPOSAL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION SEDIMENT CONTROL HANDBOOK.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

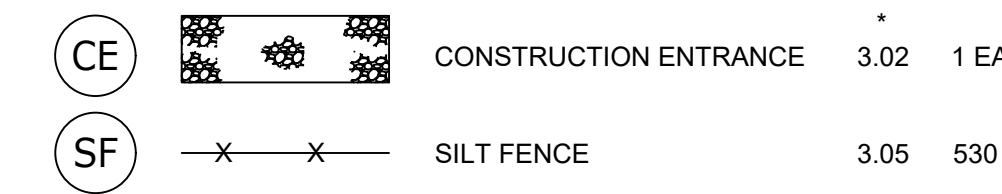
PHASE II EROSION CONTROL SEQUENCE

- MEASURES MUST BE APPROVED BY THE SITE INSPECTOR PRIOR TO ADDITIONAL LAND DISTURBANCE
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL MEASURES NECESSARY AS DETERMINED BY THE SITE INSPECTOR
- ROUGH GRADE PROJECT AREA. DISTURBED AREAS ARE TO DRAIN TO AN APPROVED E&S MEASURE DURING SITE DEVELOPMENT
- DEMOLISH EXISTING SITE IMPROVEMENTS EXCEPT AS NOTED AND REMOVE FROM SITE
- SEED AND MULCH ALL DENUDED AREAS WITHIN 7 DAYS THAT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS
- TOP SOIL WILL NOT BE STOCKPILED
- CONSTRUCT BUILDING PER APPROVED PLAN; REMOVE SILT FENCE ALONG STREET AS NEEDED
- FINE GRADE REMAINDER OF SITE
- CONSTRUCT SWM FACILITY IN COURTYARD PER APPROVED SITE PLAN DURING DRY PERIODS. CAP INLET.
- CONSTRUCT COURTYARD
- REMOVE SEDIMENT FROM COURTYARD BEFORE REMOVING INLET CAP
- REGRADE/COMPACT REMAINING AREA AS NEEDED
- CONSTRUCT REMAINING SITE IMPROVEMENTS
- PERMANENTLY STABILIZE ALL REMAINING DISTURBED AREAS
- RE-GRADE GRAVEL ALLEY AND APPLY STONE AS NEEDED TO PROVIDE POSITIVE DRAINAGE
- REPAIR ASPHALT ALLEY, ENTRANCE APRONS, SIDEWALKS, CURB & GUTTER AS NEEDED
- REMOVE REMAINING EROSION CONTROL DEVICES AFTER SITE IS COMPLETELY STABILIZED AND FINAL CONFORMANCE APPROVAL BY THE ENVIRONMENTAL INSPECTOR

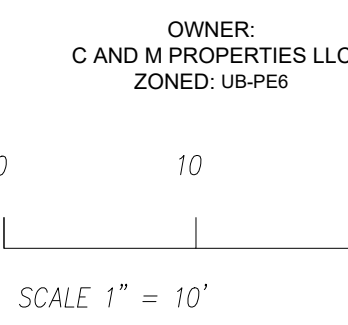
PHASE I EROSION CONTROL SEQUENCE

- ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT EDITION OF THE VESIC HANDBOOK AND VIRGINIA EROSION AND SEDIMENT CONTROL REGULATION 9VAC25-840.
- THE FOLLOWING CONSTRUCTION AND MAINTENANCE PROCEDURES AND AS ILLUSTRATED ON THE PLANS SHALL BE FOLLOWED.
- A PRE-CONSTRUCTION MEETING IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE WITH THE OWNER, CONTRACTOR, AND CITY SITE INSPECTOR (804-646-7586). A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- MARK EXISTING UTILITIES
- VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY MISS UTILITY (1-800-552-7001) AT LEAST 48 HRS PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IF THERE IS A CONFLICT.
- CONTACT UTILITY COMPANIES TO COORDINATE WORK WITH AND AROUND EXISTING UTILITIES.
- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL INLET PROTECTION(S)
- INSTALL SILT FENCE

EROSION CONTROL LEGEND

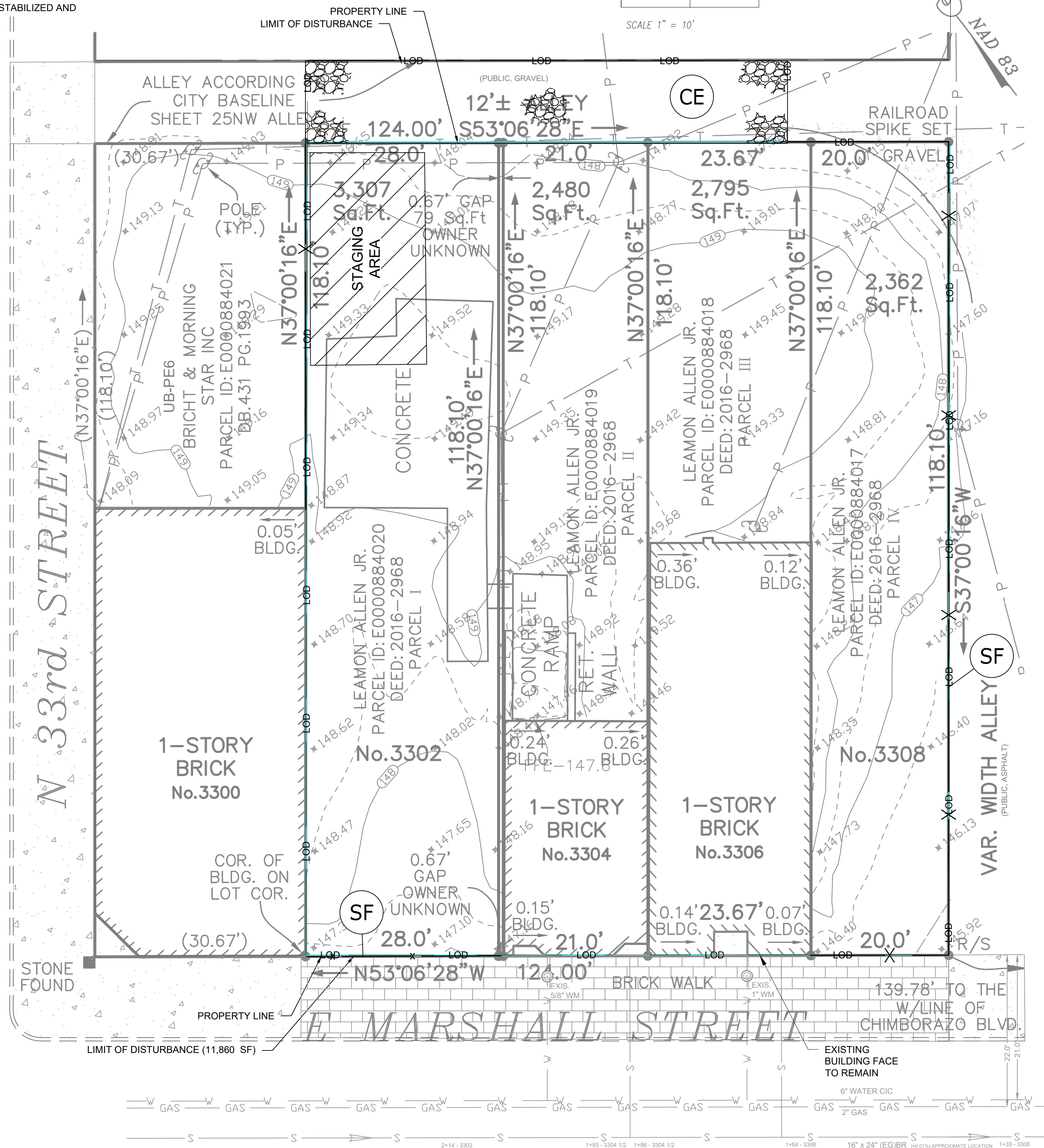


* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER



OWNER: C AND M PROPERTIES LLC ZONED: UB-PE6

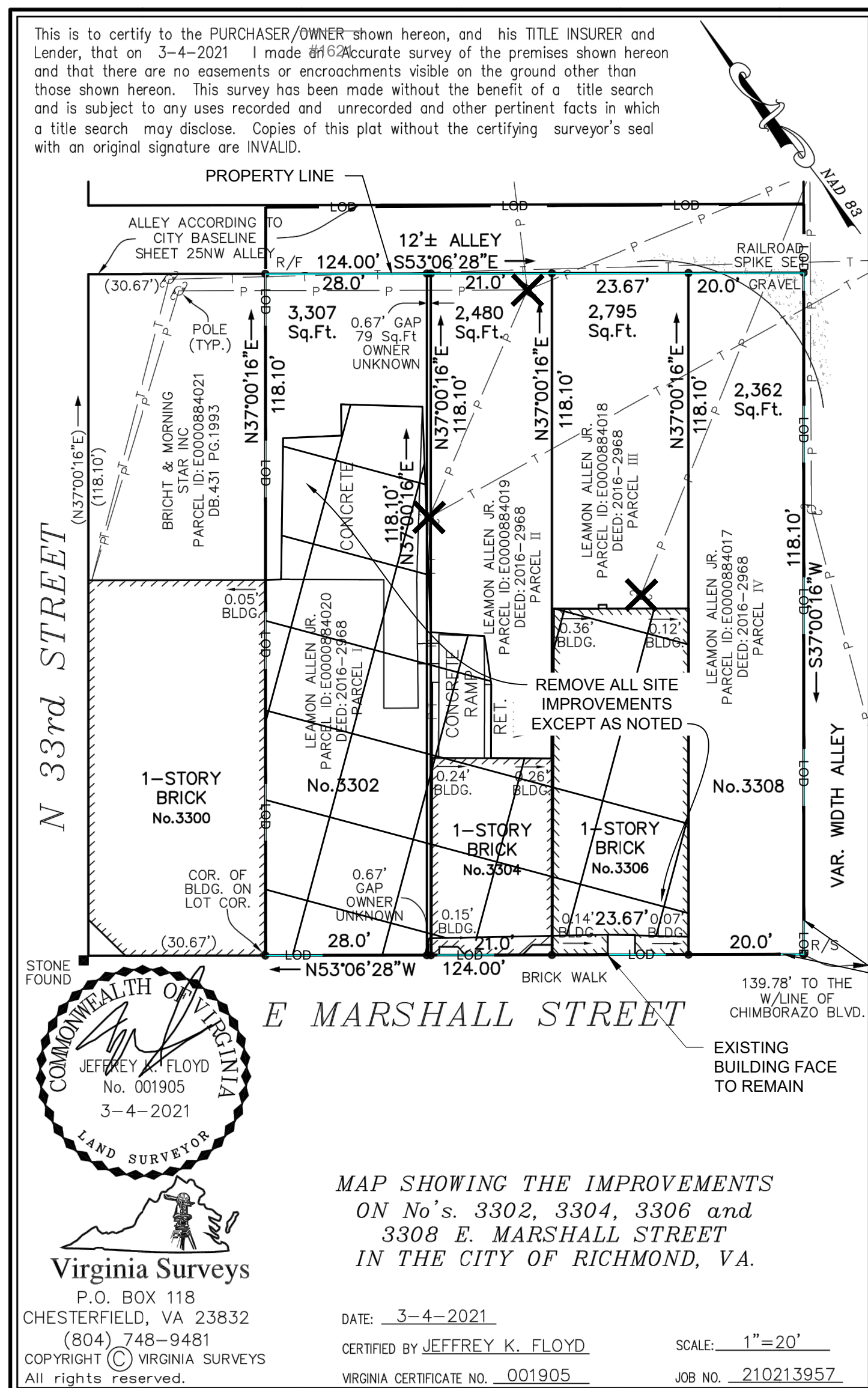
EXISTING CONDITIONS & EROSION & SEDIMENT CONTROL PLAN



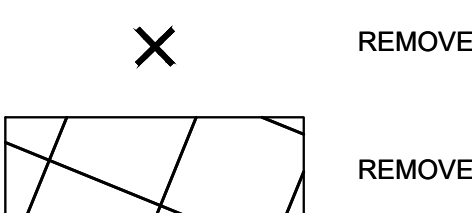
COMPOST AMENDMENT:

- SUGGESTED FOR AREAS THAT WERE IMPERVIOUS OR HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES.
- DE-COMPACT SOILS IN PLANTING AREAS (PREFERABLY BY ROTO-TILLING, DISKING OR RIPPING) TO A DEPTH OF 8 - 16".
- CONTRACTOR SHALL EVALUATE SOIL AND ADD APPROPRIATE AMENDMENTS. A SOIL TEST IS RECOMMENDED DETERMINE AMENDMENT REQUIREMENTS WHICH MAY INCLUDE
 - SOIL TEXTURE: INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY
 - SOIL STRUCTURE: ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS
 - SOIL NUTRIENT CONTENT AND pH: FERTILIZER AND SULFUR
- REMOVE DEBRIS AND SOIL CLUMPS OVER 2" IN SIZE FROM THE SOIL.
- ALL AMENDMENTS SHALL BE MIXED THOROUGHLY WITH EXISTING SOIL.

DEMOLITION PLAN

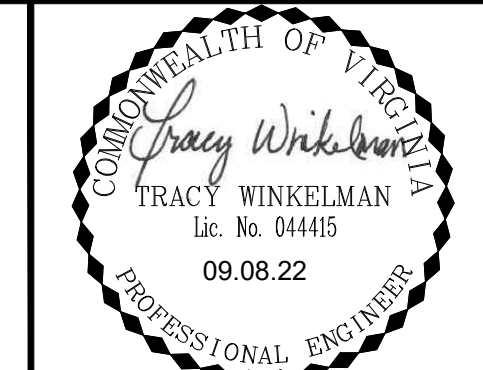


DEMOLITION LEGEND



DEMOLITION NOTES

- ALLOW THE PROPER E&S MEASURES AND TRAFFIC AND PEDESTRIAN SAFETY ARRANGEMENTS AS NEEDED TO BE PUT IN PLACE BEFORE COMMENCING WORK
- ALL SITE IMPROVEMENTS ARE TO BE REMOVED EXCEPT FOR FACE OF BUILDINGS. CONTRACTOR TO COORDINATE PARTICULARS WITH ARCHITECT PRIOR TO COMMENCING DEMOLITION
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR RELOCATION/REMOVAL OF EXISTING LINES AND POLES
- ALL TRASH, DEMOLITION DEBRIS, UNDERBRUSH, AND MISCELLANEOUS DEBRIS LOCATED ON SITE ARE TO BE CLEARED AND REMOVED OFF-SITE BY THE CONTRACTOR TO AN APPROVED DUMP SITE
- ANY EXCAVATED MATERIAL PLACED OUTSIDE OF DESIGNATED AREAS SHALL MEET APPROVAL OF THE CITY OF RICHMOND DPU WATER RESOURCES DEPARTMENT
- ALL BOUNDARY MARKERS (I.E. MONUMENTS, PINS, RODS) DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO ROW IMPROVEMENTS
- DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND RESTORATION SHALL BE COMPLETED AS QUICKLY AS POSSIBLE
- UNSATISFACTORY MATERIAL SHALL BE REMOVED WHERE NECESSARY
- THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT SHALL BE DESIGNATED BY THE CONTRACTOR



KINE VUE, LLC
 CIVIL ENGINEERING CONSULTING
 7100 PROSPECT AVENUE
 RICHMOND, VA 23228
 Tracy.KineVue@gmail.com
 804.307.0733

OWNER
C AND M PROPERTIES LLC
 611 NORTH 26TH ST
 RICHMOND, VA 23223

ARCHITECT
ADO / ARCHITECTURE DESIGN
 OFFICE
 105 EAST BROAD STREET
 RICHMOND, VA 23219
 CONTACT: TODD DYKSHORN
 todd@ado.design 804.343.1212

DATE	REVISION

3302 E. MARSHALL ST. MIXED USE REDEVELOPMENT

3302-3308 E. MARSHALL STREET CITY OF RICHMOND, VA

EXISTING CONDITIONS, DEMOLITION PLAN, & ESCP

DATE
09.08.22

SHEET NO.
C1.0

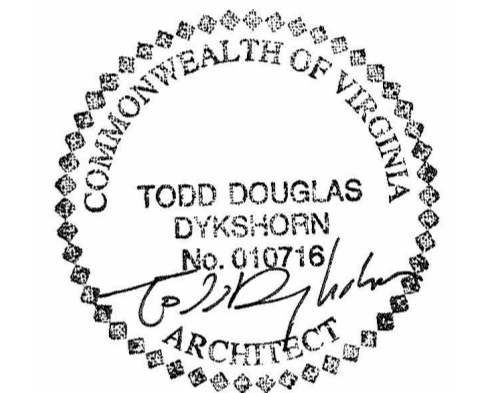
PLAN KEYNOTES - FOR SUP

#	DESCRIPTION
01	NEW PAILING
02	PROPOSED PLANTER IN EXISTING WALK
03	NEW ELEVATOR
04	PROPOSED PLANTED AREA
05	EGRESS DOOR
06	COMMERCIAL ENTRY

1 5.1.2024 SPECIAL USE PERMISSION REQUEST FOR OUTDOOR SEATING AREAS



SPECIAL USE REQUEST FOR OUTDOOR SEATING AREAS 5-9-2024



ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

3302-3308 E MARSHALL ST

RICHMOND, VA 23223

FLOOR PLANS

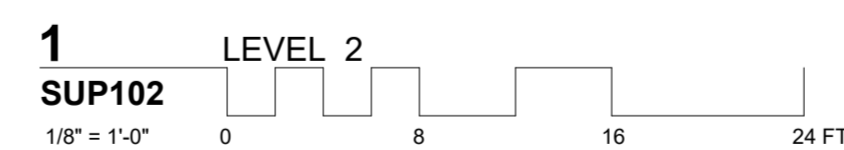
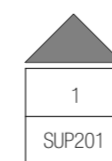
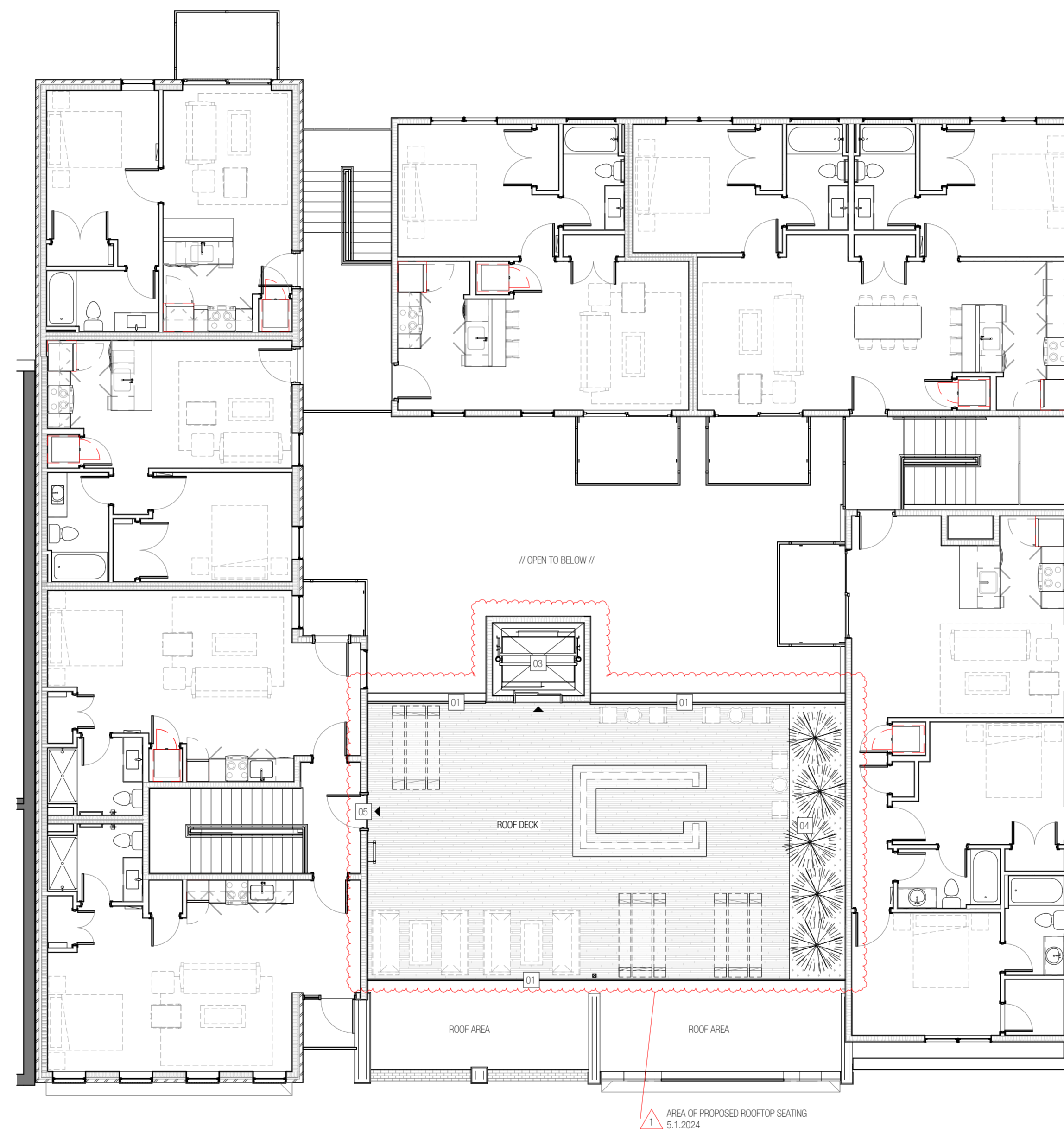
PROJ NUMBER SHEET NUMBER
 21-3302 SUP101

SUP101

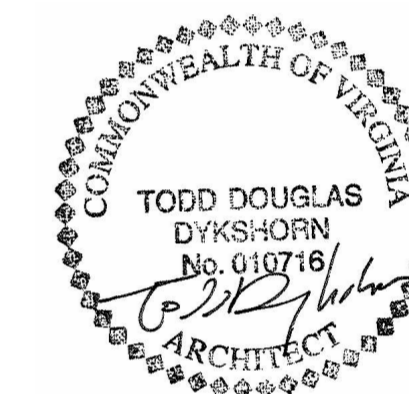
PLAN KEYNOTES - FOR SUP

#	DESCRIPTION
01	NEW PAILING
02	PROPOSED PLANTER IN EXISTING WALK
03	NEW ELEVATOR
04	PROPOSED PLANTED AREA
05	EGRESS DOOR
06	COMMERCIAL ENTRY

1 5.1.2024 SPECIAL USE PERMISSION REQUEST FOR OUTDOOR SEATING AREAS



SPECIAL USE REQUEST FOR OUTDOOR SEATING AREAS 5-9-2024



ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

3302-3308 E MARSHALL ST

RICHMOND, VA 23223

FLOOR PLANS

PROJ NUMBER SHEET NUMBER
 21-3302 SUP102

SUP102

ELEVATION KEYNOTES

#	DESCRIPTION
01	EXISTING ADJACENT BUILDING SHOWN FOR CONTEXT
02	NEW Siding
03	NEW ELEVATOR
04	NEW ROOFTOP DECK FRAMING



**SPECIAL USE REQUEST FOR
OUTDOOR SEATING AREAS
5-9-2024**



ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

1 SOUTH / EAST MARSHALL ST ELEVATION
SUP201
1/4" = 1'-0" 0 4 8 12 FT

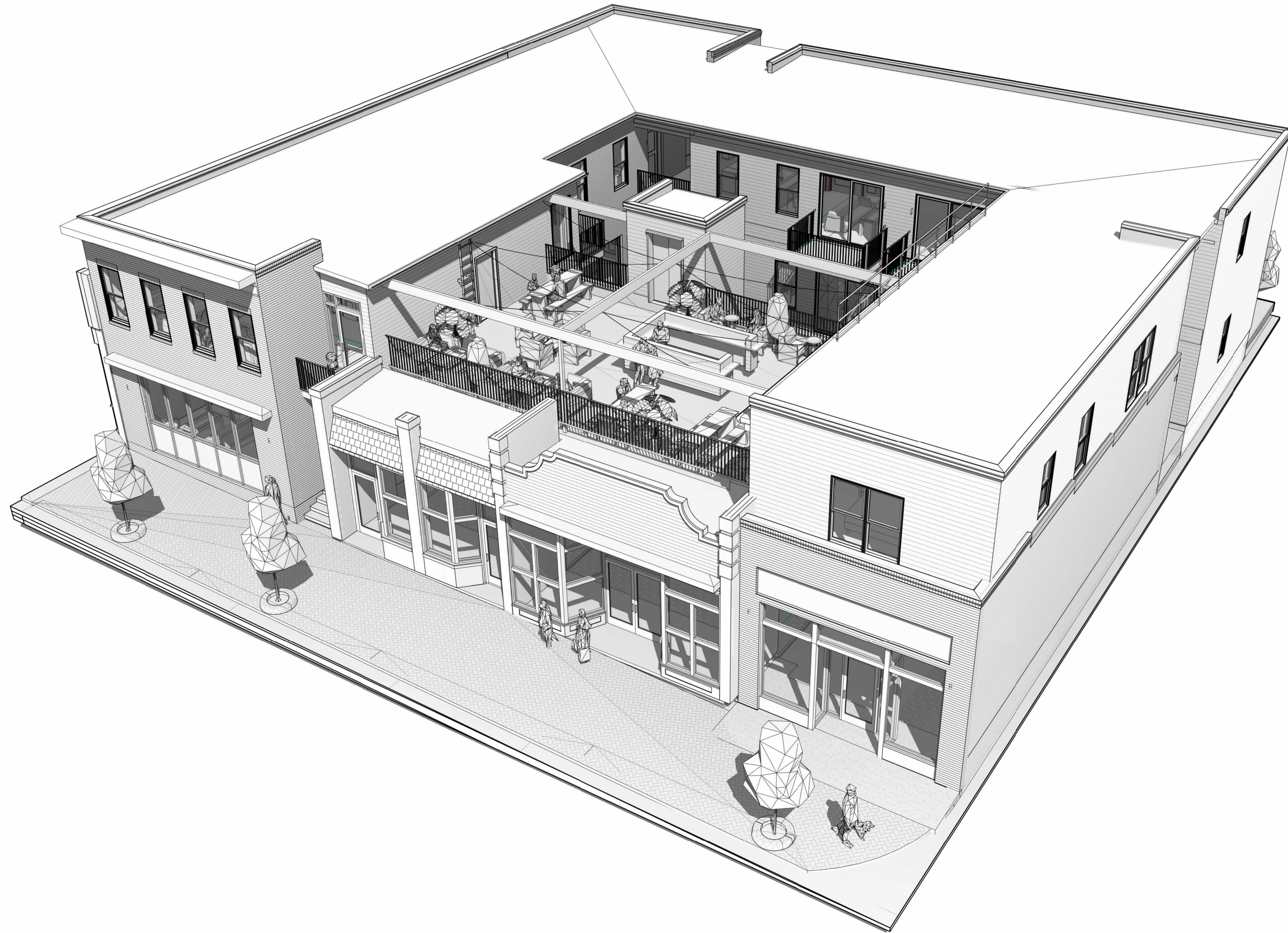
**3302-3308 E
MARSHALL ST**

RICHMOND, VA 23223

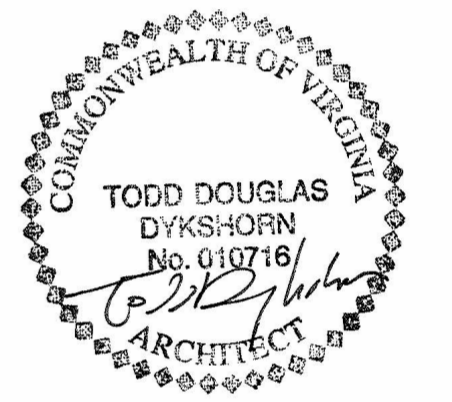
ELEVATIONS

PROJ NUMBER SHEET NUMBER
21-3302

SUP201



**SPECIAL USE REQUEST FOR
OUTDOOR SEATING AREAS
5-9-2024**



ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

**3302-3308 E
MARSHALL ST**

RICHMOND, VA 23223

AERIAL VIEW

PROJ NUMBER: 21-3302 SHEET NUMBER: SUP301

SUP301