

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-234

To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 912 Tulip Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a mixed-use building, with off-street parking, which use, among other things, is not currently allowed by sections 30-419.2, concerning permitted principal uses, 30-419.5(5), concerning lot area and width, 30-419.6(2)(b), concerning yards, 30-419.7, concerning usable open space, 30-419.10(1), concerning height, and 30-710.1(4), concerning number of spaces required for particular 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

AYES:            9            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:        OCT 10 2023    REJECTED:        \_\_\_\_\_    STRICKEN:        \_\_\_\_\_

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; 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 912 Tulip Street and identified as Tax Parcel No. E000-0423/014 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Plat of #912 Tulip Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated February 17, 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 off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “912 Tulip Street, SUP Application,” prepared by 3 North, and dated February 13, 2023, and 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 off-street parking, substantially as shown on the Plans. Up to 13 dwelling units may be located on the

Property. The areas labeled “Commercial” on the Plans may contain permitted principal uses on corner lots, pursuant to section 30-419.3 of the Code of the City of Richmond (2020), as amended.

(b) No fewer than nine off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Visitor bicycle parking shall be provided, substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed three stories.

(e) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

(f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of four street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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.

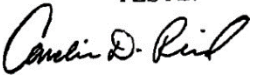
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, 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.

A TRUE COPY:  
TESTE:  
  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-0353**

**File ID:** Admin-2023-0353      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

**Version:** 1      **Reference:**      **In Control:** Planning Commission

**Department:** Richmond Dept of Planning & Development. Review      **Cost:**      **File Created:** 04/11/2023

**Subject:**      **Final Action:**

**Title:** To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**      **Agenda Date:** 06/12/2023

**Indexes:**      **Agenda Number:**

**Patron(s):**      **Enactment Date:**

**Attachments:** Admin.2022.1394 - Application Documents, Admin-2023-0353 - Ordinance DRAFT      **Enactment Number:**

**Contact:**      **Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com      **Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2023	Matthew Ebinger	Approve	5/18/2023
1	2	5/17/2023	Kevin Vonck	Approve	5/23/2023
1	4	5/17/2023	Sharon Ebert	Approve	5/24/2023
1	6	5/19/2023	Allison Beatty	Approve	5/19/2023
<b>Notes:</b> should have been a FYI hagensj					
1	8	5/19/2023	Lincoln Saunders	Approve	5/23/2023
1	9	5/19/2023	Mayor Stoney (By Request)	Approve	5/23/2023

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:



**Text of Legislative File Admin-2023-0353**

**Title**

To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** May 16, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is 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, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit for the purpose of mixed-use building including thirteen residential units and ground floor commercial, with nine off street parking, within an R-63 Multifamily Urban Residential Zoning District. The proposed use is not currently permitted by sections 30-419.2, 30-419.5(5), 30-419.6(2)b., 30-419.7, 30-419.10(1), and 30-710.1(4) concerning uses, lot area and width, side yards, usable open space, maximum height, and off-street parking, respectively, of the Code of the City of Richmond. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

**BACKGROUND:** 912 Tulip Street is currently improved with a 2,976 sq. ft. residential building, situated on a 9,518 sq. ft. (.21 acre) parcel of land. The property is located in the Church Hill Central neighborhood, between Carrington and Venable Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use which are 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."

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 current zoning for this property is R-63 Multifamily Urban Residential Zoning District. Adjacent properties are located within the same R-63 District. The density of the proposed development, overall, is approximately 62 units per acre.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 12, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** July 24, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission,  
July 3, 2023

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      ---- Continue to:



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: 912 Tulp St Date: 10/13/2022  
 Tax Map #: E0000423014 Fee: \$2,400  
 Total area of affected site in acres: 0.27

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

**Zoning**

Current Zoning: R-63  
 Existing Use: Church

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Mixed use (1 commercial + 12 dwelling units)  
 Existing Use: Church

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: 208 E Grace St  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (804) 248-2561 Fax: ( )  
 Email: lory@markhamplanning.com

**Property Owner:** TULIP STREET LLC

If Business Entity, name and title of authorized signee: Chris Bishop, Member

(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: 2602 DEEPWATER TERMINAL RD  
 City: Richmond State: VA Zip Code: 23234  
 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)



October 20, 2022

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

RE: Applicant's Report for Special Use Permit at 912 Tulip Street

Dear Mr. Vonck

Please accept this letter as the Applicant's Report for the request for a Special Use Permit for the following property:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
912 Tulip St	E0000423014	0.27	R-63	Tulip Street LLC

With this application, the property owner is petitioning the City Council for a Special Use Permit to authorize a ~~four~~-story mixed-use development with ~~a~~ ground level commercial space and ~~12~~ dwelling units. **"three"** **"13"**

### ***Property***

The property is one parcel located in the City's Union Hill Old and Historic District near the northwest corner of the intersection of Tulip and Venable Streets. The parcel is currently zoned R-63 Multifamily Urban and contain a total of 0.22 acres of land area. The parcel is currently improved with a one-story, 2,976 SF building that is in deteriorated condition.

Surrounding properties are also located in the R-63 district and consist primarily of residential uses including a four-story multifamily building on the same block.

### ***Zoning Regulations & Proposal***

The subject property is located in the R-63 zoning district. The intent of the R-63 district is to encourage development of medium density neighborhoods comprised of a mix of residential uses and to promote a pedestrian oriented urban environment that is primarily residential in character, but that includes limited nonresidential uses that serve many of the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

Multifamily dwellings are permitted on lots larger than 4,000 SF and require a minimum of 1,000 SF of lot area per unit. Limited commercial uses designed to serve the surrounding residents are also permitted on corner lots. As the parcel contains 9,518 SF of land area. Under normal zoning regulations, a maximum of nine dwelling units would be permitted.

The property owner is requesting a Special Use Permit to authorize a development with ~~12~~<sup>"13"</sup> dwelling units, ~~a~~ ground level commercial space, and an off-street parking area with 9 spaces. The building would have minimal setbacks and have architectural features that complement the historic nature of the neighborhood. In addition, the proposed commercial space at 2,700 +/- SF is large enough to host a number of potential businesses to serve the residents of the neighborhood.

### ***Richmond 300 Master Plan***

The surrounding properties are designated for future land use as Neighborhood Mixed-Use by Richmond 300. These areas are 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.

These areas also feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

The proposed development would provide a commercial space to serve the surrounding neighborhood while providing new housing units at a density that is consistent with the regulations of the underlying zoning.

### ***City Charter Conditions***

For this reason, we trust that you will agree with us that a Special Use Permit authorizing a mixed use development at 912 Tulip St would support the efforts to develop the property in a manner consistent with the Plan; and that this request meets the City Charter considerations to be observed in the granting of Special Use Permits.

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,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Cynthia I. Newbille, 7<sup>th</sup> District Council Representative  
Alyson E. Oliver, Secretary to the City Planning Commission

# 912 TULIP STREET

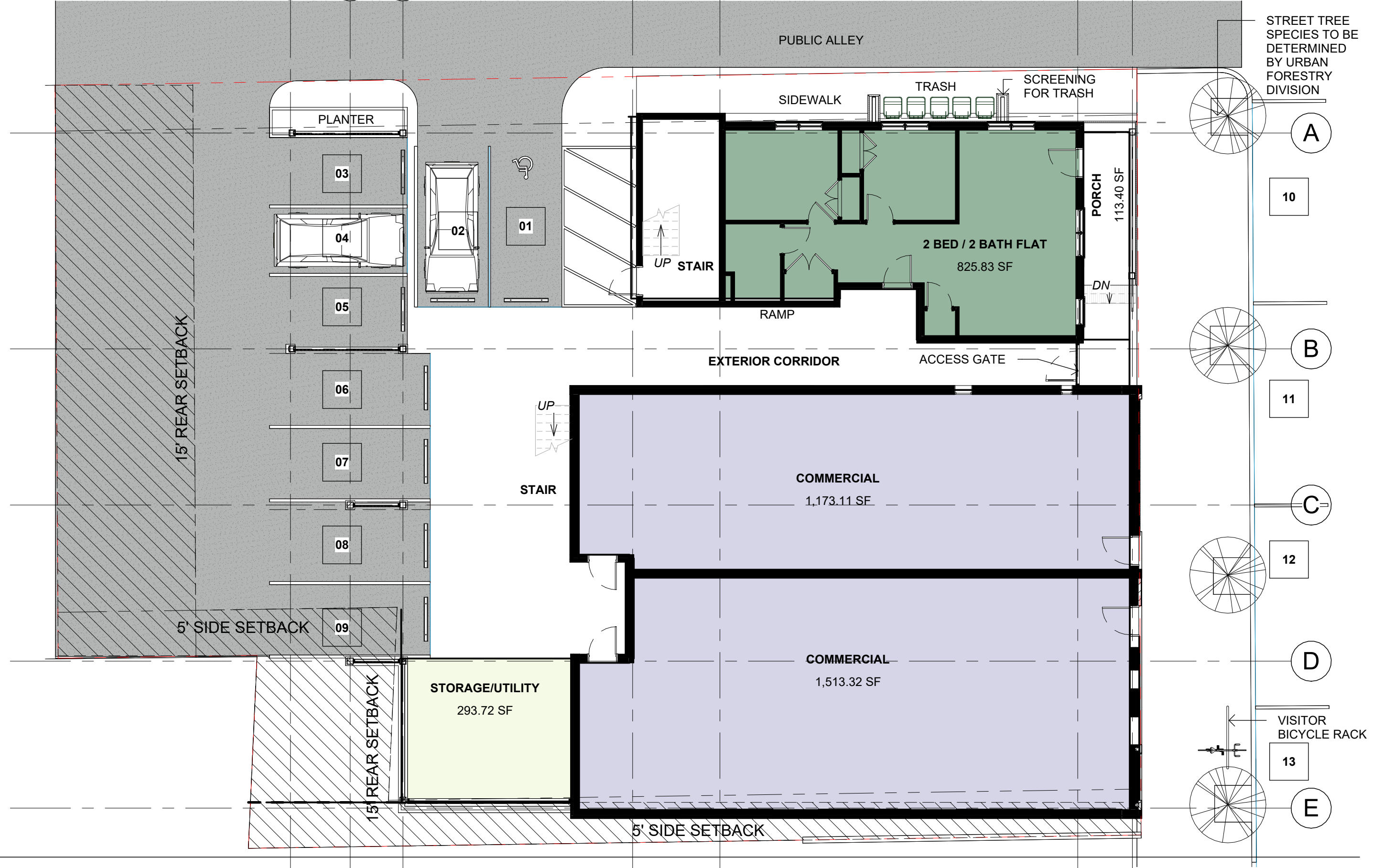
## SUP APPLICATION



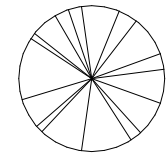
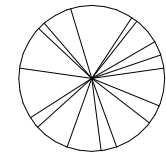
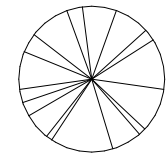
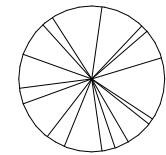


7 6 5 4 3 2 1

STREET TREE SPECIES TO BE DETERMINED BY URBAN FORESTRY DIVISION



LEVEL 1  
912 TULIP STREET



# FLOOR PLAN LEVEL 2

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





# FLOOR PLAN LEVEL 3

TULIP STREET MIXED-USE | 13 FEBRUARY 2023

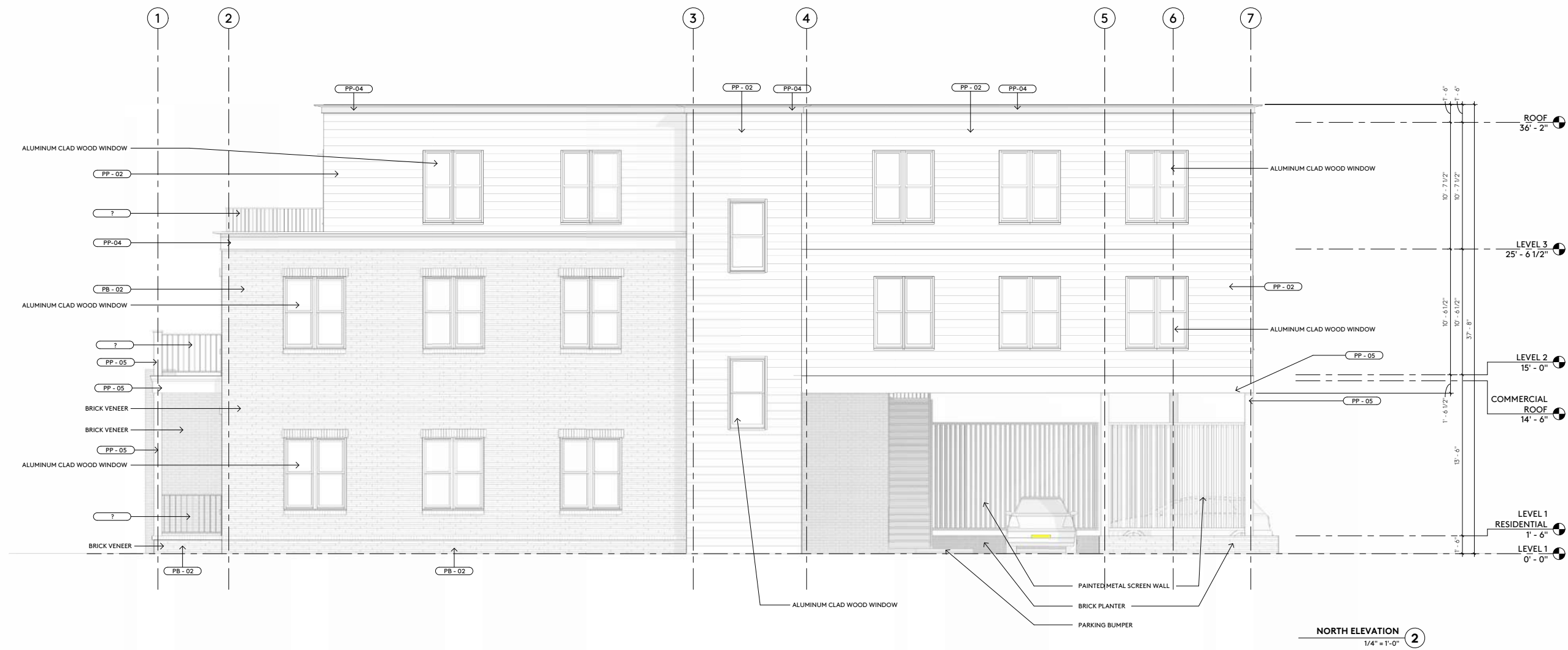




**FINISH NOTES** EAST ELEVATION 1  
1/4" = 1'-0"

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# TULIP ST ELEVATION (EAST)



**ELEVATION NOTES**

**KEYNOTES**

04 20 00.A01 BRICK VENEER  
08 55 00 ALUMINUM CLAD WOOD WINDOW

**TYPICAL ASSEMBLIES**

**FINISH NOTES**

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# NORTH ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





**ELEVATION NOTES**

**KEYNOTES**

- 04 20 00.A01 BRICK VENEER
- 07 46 46.A01 FIBER CEMENT LAP SIDING
- 08 55 00 ALUMINUM CLAD WOOD WINDOW

**TYPICAL ASSEMBLIES**

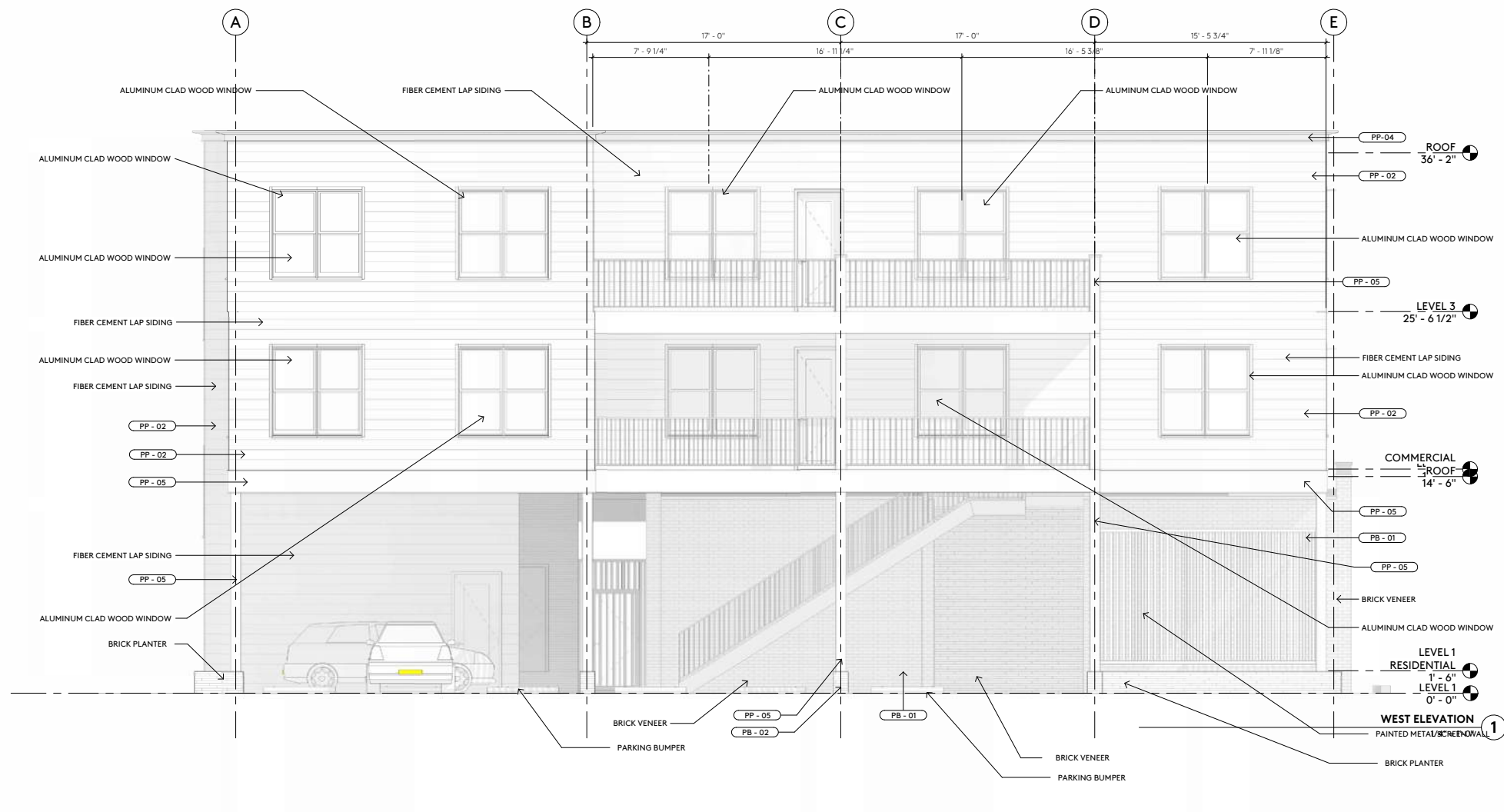
**FINISH NOTES**

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02 WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06 SOLDIER COURSE MATCH FIELD BRICK
- PP - 02 HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04 HARDI TRIM SMOOTH, ARCTIC WHITE
- PP - 05 HARDI TRIM SMOOTH, IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

# SOUTH ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





### FINISH NOTES

- PB - 01** EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02** WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06** SOLDIER COURSE MATCH FIELD BRICK
- PP - 02** HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04** HARDI TRIM SMOOTH , ARCTIC WHITE
- PP - 05** HARDI TRIM SMOOTH , IRON GREY
- PR - 01** PAINTED STEEL RAIL, BLACK

# WEST ELEVATION

TULIP STREET MIXED-USE | 13 FEBRUARY 2023





# CONCEPTUAL AXON

TULIP STREET MIXED-USE | 13 FEBRUARY 2023







# CONCEPTUAL AXON

TULIP STREET MIXED-USE | 13 FEBRUARY 2023



**8" LAP SIDING**

JAMES HARDIE (FIBER CEMENT)  
SMOOTH, PEARL GRAY



**TRIM BOARDS**

JAMES HARDIE - FIBER CEMENT  
5/4 NT3 SMOOTH  
ARTIC WHITE/IRON GRAY



**BRICK VENEER**

WATSONTOWN BRICK COMPANY  
(CENTRAL PARK, KT TEXTURE)



**WINDOWS AND DOORS**

ALUMINUM CLAD WOOD  
BLACK

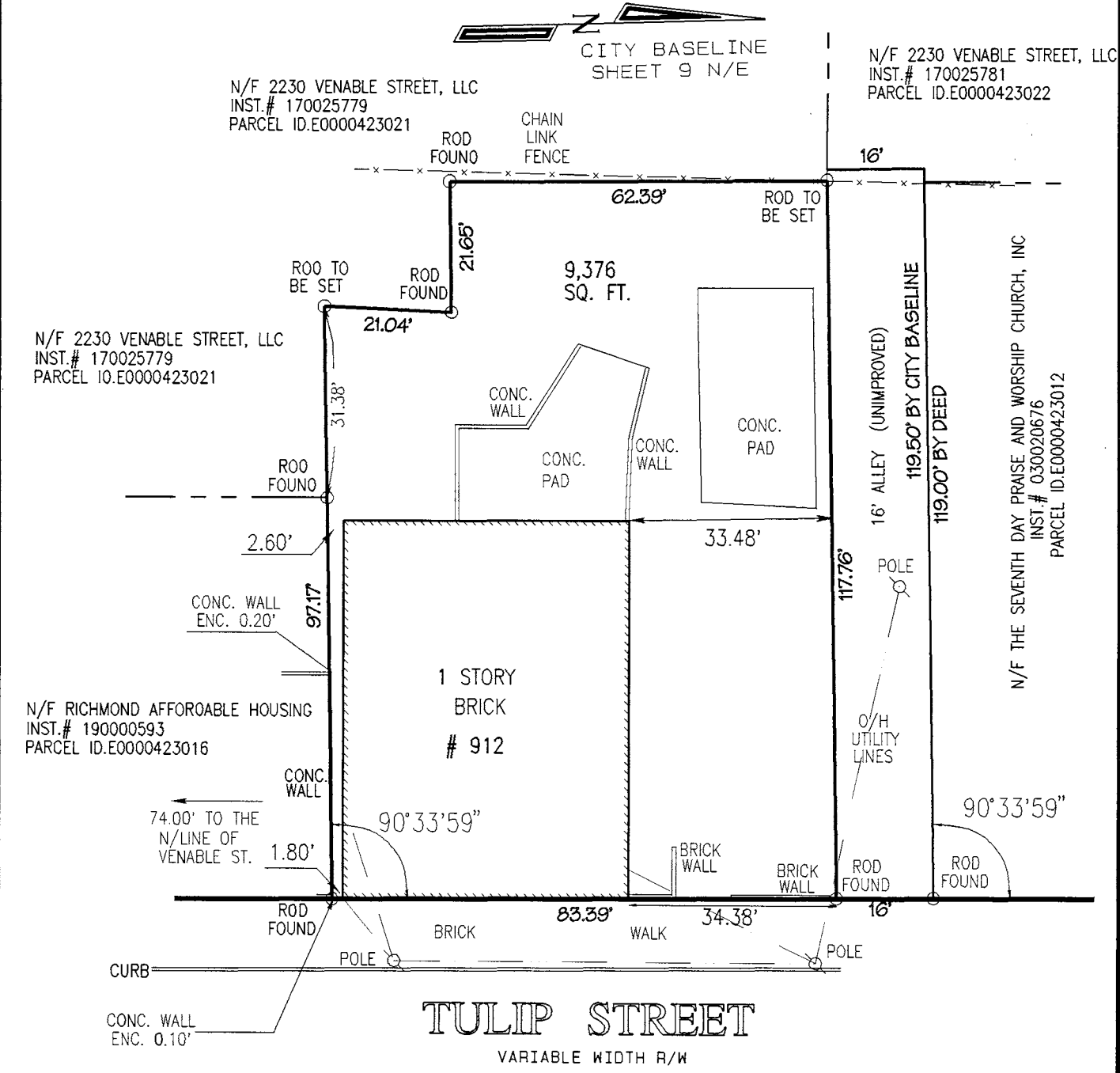


**EAST ELEVATION**

# MATERIALS: ELEVATIONS

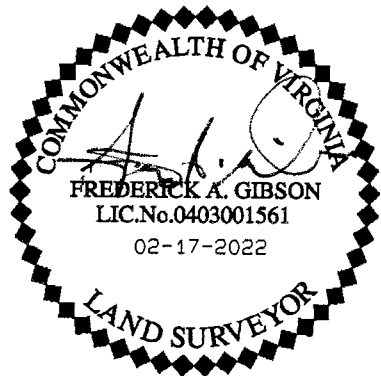
TULIP STREET MIXED-USE | 13 FEBRUARY 2023

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): TUPIP STREET, LLC INST.# 210030201 PARCEL ID E0000423014



(PHYSICAL SURVEY)  
**SURVEY & PLAT OF # 912 TULIP STREET,  
 IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON FEBRUARY 17, 2022, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
 & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
⊙	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 2202-07	