

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-187

To authorize the special use of the property known as 1209 Overbrook Road for the purpose of a multifamily dwelling containing up to 100 dwelling units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1209 Overbrook Road, which is situated in an I Institutional District, desires to use such property for the purpose of a multifamily dwelling containing up to 100 dwelling units, which use, among other things, is not currently allowed by sections 30-432.1, 30-432.5, concerning compliance with the master plan, 30-432.7, concerning yards, 30-432.8, concerning lot coverage, 30-432.9, concerning height, and 30-511, concerning signs permitted in the I District, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 1209 Overbrook Road and identified as Tax Parcel No. N000-0740/014 in the 2026 records of the City Assessor, being more particularly shown on Sheet 4 of the survey entitled “ALTA/NSPS Land Title Survey of Seven Parcels of Land Located in the City of Richmond, Virginia,” prepared by Lewis & Associates, PC., dated June 21, 2023, and last revised March 26, 2025, 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 multifamily dwelling containing up to 100 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “VUU – Overbrook Apartments, North District, City of Richmond, Virginia,” prepared by SilverCore Land Development Consultants, dated November 14, 2024, and last revised January 22, 2025, and “VUU 1209 Overbrook Rd, Richmond, VA,” prepared by Martin Architectural, Architects & Land Planners, and dated November 14, 2024, hereinafter referred to, collectively, 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) Notwithstanding anything in Ordinance No. 89-213-202, adopted July 24, 1989, or Ordinance No. 91-180-169, adopted June 10, 1991, to the contrary, the Special Use of the Property shall be as a multifamily dwelling containing up to 100 dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) No wall sign on the Property shall exceed 125 square feet in area.

(e) No projecting sign on the Property shall exceed 125 square feet in area.

(f) All other sign types, placement restrictions, and dimensional standards not otherwise modified above shall remain subject to the requirements of section 30-511 of the Code of the City of Richmond (2020), as amended.

(g) No less than two short-term bicycle parking spaces and 25 long-term bicycle parking spaces shall be provided.

(h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining 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 substantially as shown on the Plans, including without limitation the installation of a sidewalk and three street trees along West Graham Road and a sidewalk and two street trees along Overbrook Road, 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 or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, 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 1,096 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.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 18, 2026

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: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO 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 1209 Overbrook Road for the purpose of a multifamily dwelling containing up to 100 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a special use permit to authorize the construction of a multifamily dwelling in an Institutional District. The proposal does not meet code sections 30-432.1, 30-432.5, concerning compliance with the master plan, 30-432.7, concerning yards, 30-432.8, concerning lot coverage, 30-432.9, concerning height, and 30-511, concerning signs permitted in the I District, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The 1.5-acre parcel is located in the Virginia Union neighborhood along Overbrook Road, between Brook Road and Langston Avenue. The property is improved with the circa 1932 historic Richmond Community Hospital Building. The property was zoned as Institutional in 2002. The City's Richmond 300 Master Plan designates the future land use for the subject property as Institutional, which is defined as public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.

COMMUNITY ENGAGEMENT: Edgehill Chamberlayne Court Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$3,600 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Power of Attorney, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319

**SPECIAL LIMITED POWER OF ATTORNEY
1209 Overbrook Road LLC**

KNOW ALL PERSONS BY THESE PRESENTS, that 1209 Overbrook Road LLC, a Delaware Limited Liability Company (the "Owner"), has made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, their true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Department of Planning and Development Review of the City of Richmond, Virginia (the "City"), as may be necessary or convenient in connection with the applications for special use permits by such jurisdiction concerning real property owned by the Owner and commonly known by the address 1209 Overbrook Rd located in the City of Richmond, Virginia, being shown on the tax map of the City as Tax Parcel ID Nos. N0000740014 (the "Application"). The said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Applications and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Applications, as fully as the Owners might or could do if acting on its own behalf.

The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Owner or persons claiming thereunder, everything which the Owner's Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

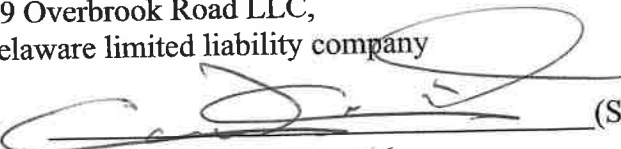
This authorization shall expire two (2) years from the day it is signed, or until it is otherwise rescinded or modified.

[SIGNATURE PAGE FOLLOWS]

WITNESS the following signatures and seal effective as of the date below.

OWNER:

1209 Overbrook Road LLC,
a Delaware limited liability company

By:  (SEAL)

Name: Tawan Davis

Its: Authorized Signatory

State of New York
~~COMMONWEALTH OF VIRGINIA~~,
CITY/COUNTY OF New York, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by
Tawan Davis, in his/her capacity as Authorized Signatory of 1209 Overbrook Road LLC, a
Delaware Limited Liability Company on its behalf, this 12th day of November, 2024,
who is personally known to me or has submitted government-issued identification.


Notary Public

Registration No.: 01SA 0006404.
My commission expires: 04/26/2027.

VAGAN SADOIAN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01SA0006404
Qualified in Queens County
My Commission Expires 04-26-2027

WILLIAMS MULLEN

Direct Dial: 804.420.6000

December 4, 2024
Amended January 31, 2025

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Special Use Permit Application – 1209 Overbrook Road known as City Parcel Id. No. N0000740014 (the “Property”)

Ladies and Gentlemen:

This firm is counsel to 1209 Overbrook Road LLC (the “Owner/Applicant”) on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Subject Property

The subject Property is composed of 1.517 acres, more or less, located on Overbrook Road in the City’s Virginia Union neighborhood.

Current Use

The Property currently contains the now vacant Richmond Community Hospital. The Property is currently designated I- Institutional District on the Zoning Map of the City. Neighboring parcels to the south are designated as I-Institutional, parcels to the east and west are designated as R-53 Residential District, and parcels to the north are designated as R-5 Residential District.

Proposed Special Use

The Applicants propose the special use of the Property to authorize the construction of up to 100 multi-family housing units and ancillary uses customary to residential uses (e.g. amenity spaces), as authorized in the I- Institutional District and subject to the corresponding applicable zoning district regulations.

In addition, the historic Richmond Community Hospital will be renovated by Virginia Union University. While the details of the uses and amenities that will be provided are conceptual only at this stage, it is anticipated that a memorial garden, meeting rooms, health and wellness facilities, office space, and fitness facilities will be provided within and around the Hospital.

The proposed development is in conformance with I- Institutional with the following requested exceptions:

1. Compliance with Master Plan requirements per §30-432.5;
2. Minimum Yard requirements per § 30-432.7;
3. Lot Coverage requirements per § 30-432.8;
4. Height requirements per § 30-432.9; and
5. *Sign Requirements per § 30-511.*

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “VUU – Overbrook Apartments” dated 11/14/2024 prepared by SilverCore Land Development Consultants (the “Concept Plan”) and Exhibit A.3 entitled “VUU 1209 Overbrook Rd” dated November 14, 2024 prepared by Martin Architectural Architects & Land Planners (the “Example Architectural Elevation and Renderings”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
2. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
3. Height. Multifamily buildings shall not exceed four (4) stories or sixty (60) feet in height.
4. Density. No greater than one hundred (100) dwelling units shall be permitted on the Property.
5. Wall Signage. *Total square footage area of proposed wall signage shall not exceed one hundred (125) square feet.*
6. Projecting Signage. *Total square footage area of proposed projecting signage for each face of sign shall not exceed one hundred (125) square feet.*

Conformance with Richmond 300 Master Plan

The Property is located adjacent to Virginia Union University, which currently owns the Property, and is designated as “Institutional” on the Future Land Use Map of the City’s Richmond 300 Master Plan (the “Master Plan”). Multi-family is a secondary use within the Institutional designation of the Master Plan. Approving a multi-family development in this location will allow for much needed housing to be near the Virginia Union University campus.

With up to 100 housing units, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to four (4) stories will not overwhelm nearby single-family residential uses. The main entrance to the project will be from Graham Road.

The project conforms to several features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
Chapter 2 High Quality Places; Objectives 3.1, 3.2 and 3.3: <i>3.1 Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity.</i> <i>3.2 Reduce the demolition of historical buildings.</i> <i>3.3 Broaden the constituency for historic preservation by more equally representing, preserving, and sharing the sites related to traditionally under-represented groups (e.g., Native Americans, Blacks).</i>	The proposed project includes preservation of the historic Richmond Community Hospital which is a significant and important structure to Richmond's Black community.
Chapter 2 High Quality Places; Objective 4.1: <i>Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city</i>	By preserving and renovating the Community Hospital and integrating it into the project, the design not only preserves the distinctive building, but creates a high quality and well-designed development.
Chapter 2 High Quality Places; Objective 4.1 (b): <i>Allow and encourage a variety of architectural styles.</i>	The proposed new apartment building compliments and integrates the existing Community Hospital building by including brick on the first floor.
Chapter 2 High Quality Places; Objective 4.1 (c): <i>On development sites that encompass most of a city block or block frontage, require multiple buildings and/or façade articulation to increase visual interest, require massing that is responsive to the human-scale, and consider pedestrian through-block connections through existing super blocks to establish a street grid.</i>	The development has frontage on two city streets/block and has been designed to include pedestrian access through the site/block, façade articulation that increases visual interest, and massing that is responsive to human scale.
Chapter 2 High Quality Places; Objective 4.1 (h): <i>Require adequate distribution of windows and architectural features in order to create visual interest</i>	The proposed new apartment building has a distribution of windows and architectural features to increase and create visual interest while complimenting and integrating the historic Community Hospital into the site.
Chapter 2 High Quality Places; Objective 4.1 (i): <i>Encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses</i>	The design allows for integration and transition between the Community Hospital and the proposed apartment building.
Chapter 2 High Quality Places; Objective 4.1 (o): <i>Increase building permeability by requiring</i>	The proposed building includes an entrance along Graham Road and is designed to enhance the

<i>new buildings to have functioning entrances from the sidewalk and restricting blank walls at ground level.</i>	public realm by having windows and doors at the ground level adjacent to the sidewalk.
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Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) 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 cause overcrowding of land and 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.

Conclusion

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

cc. (via email)
The Hon. Kenya Gibson, Councilperson for the 3rd District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

EXHIBIT A

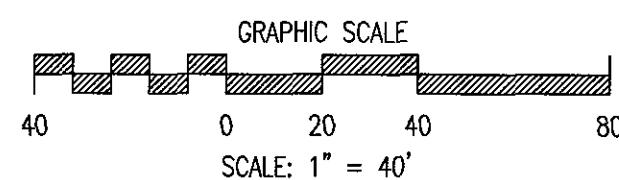
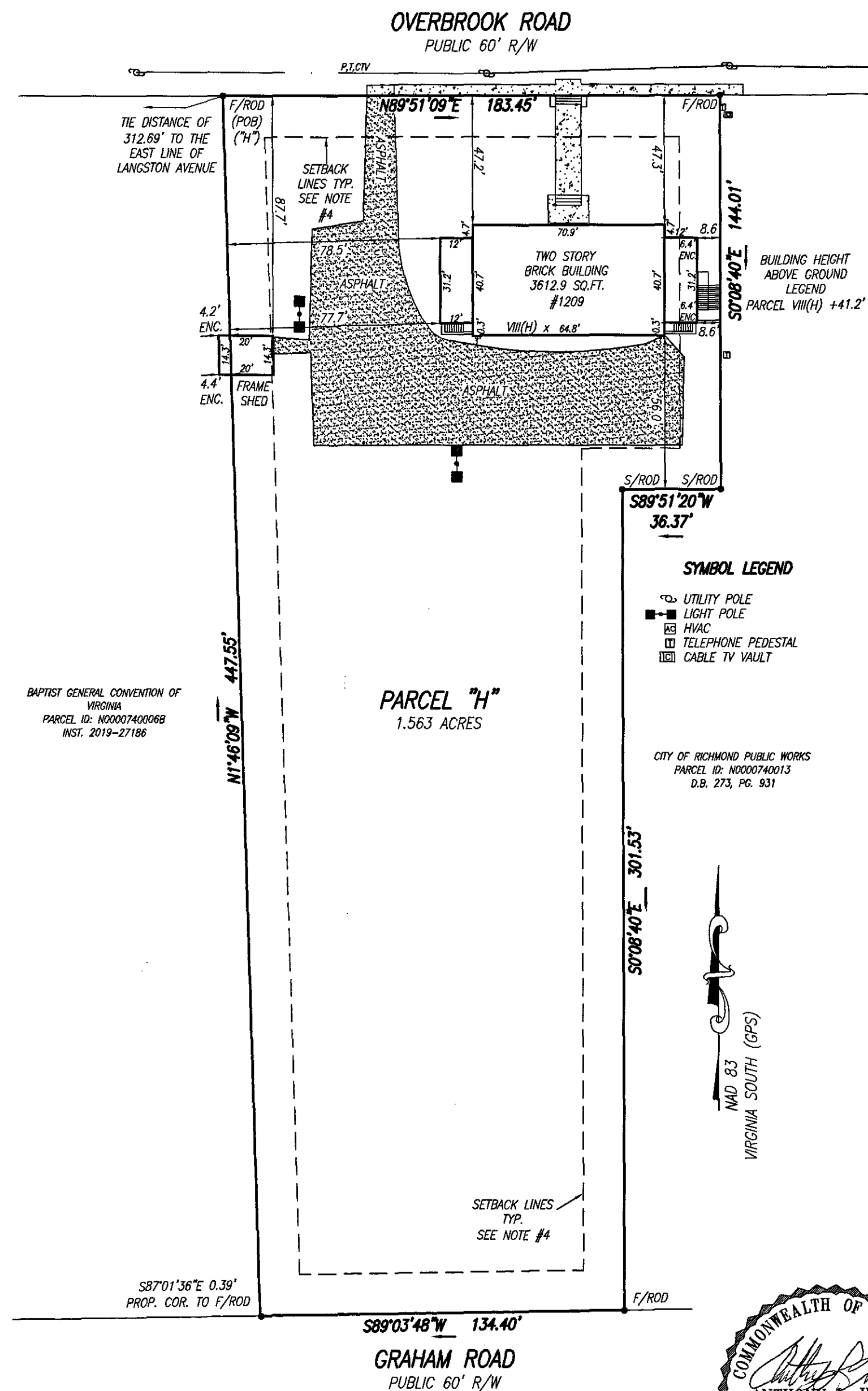
Enclosures

1. Special Use Permit Application Form;
2. Conceptual master plan entitled “VUU – Overbrook Apartments” dated 11/14/24, *revised 1/22/25* prepared by SilverCore Land Development Consultants (the “Conceptual Master Plan”);
3. Example Architectural Elevations and Renderings entitled “VUU 1209 Overbrook Rd” dated November 14, 2024 prepared by Martin Architectural Architects & Land Planners (the “Example Architectural Elevations and Renderings”); and
4. Special Power of Attorney by the Applicants.

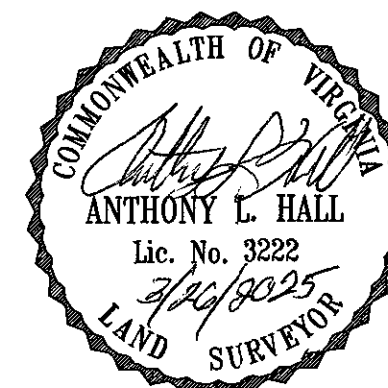
ALTA TITLE COMMITMENT SCHEDULE B-PART II:

COMMITMENT FILE NO.: 23-0044D
COMMITMENT DATE: FEBRUARY 28, 2025
ISSUING OFFICE FILE NUMBER: 25-01200 EB
PARCEL VIII (PARCEL "H" ON THE PLAT)

EXCEPTION 9: ACREAGE - DOES AFFECT THE PROPERTY. THIS
EXCEPTION IS BLANKET BY NATURE. ACREAGE/SQUARE
FOOTAGE AS SHOWN ON THE PLAT.



SHEET 4 OF 5



0981ALTA

ALTA/NSPS LAND TITLE SURVEY OF
SEVEN PARCELS OF LAND LOCATED IN THE
CITY OF RICHMOND, VIRGINIA

DATE: JUNE 21, 2023
REVISED: AUGUST 11, 2024
REVISED: OCTOBER 30, 2024
REVISED: MARCH 26, 2025

SCALE: 1" = 40'
REVISED: NOVEMBER 18, 2024
REVISED: NOVEMBER 5, 2024



E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES S^{PC}
2116 Spencer Road - Richmond, VA 23230
Phone 804.285.3948



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

VUU - OVERBROOK APARTMENTS

LAYOUT PLAN

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

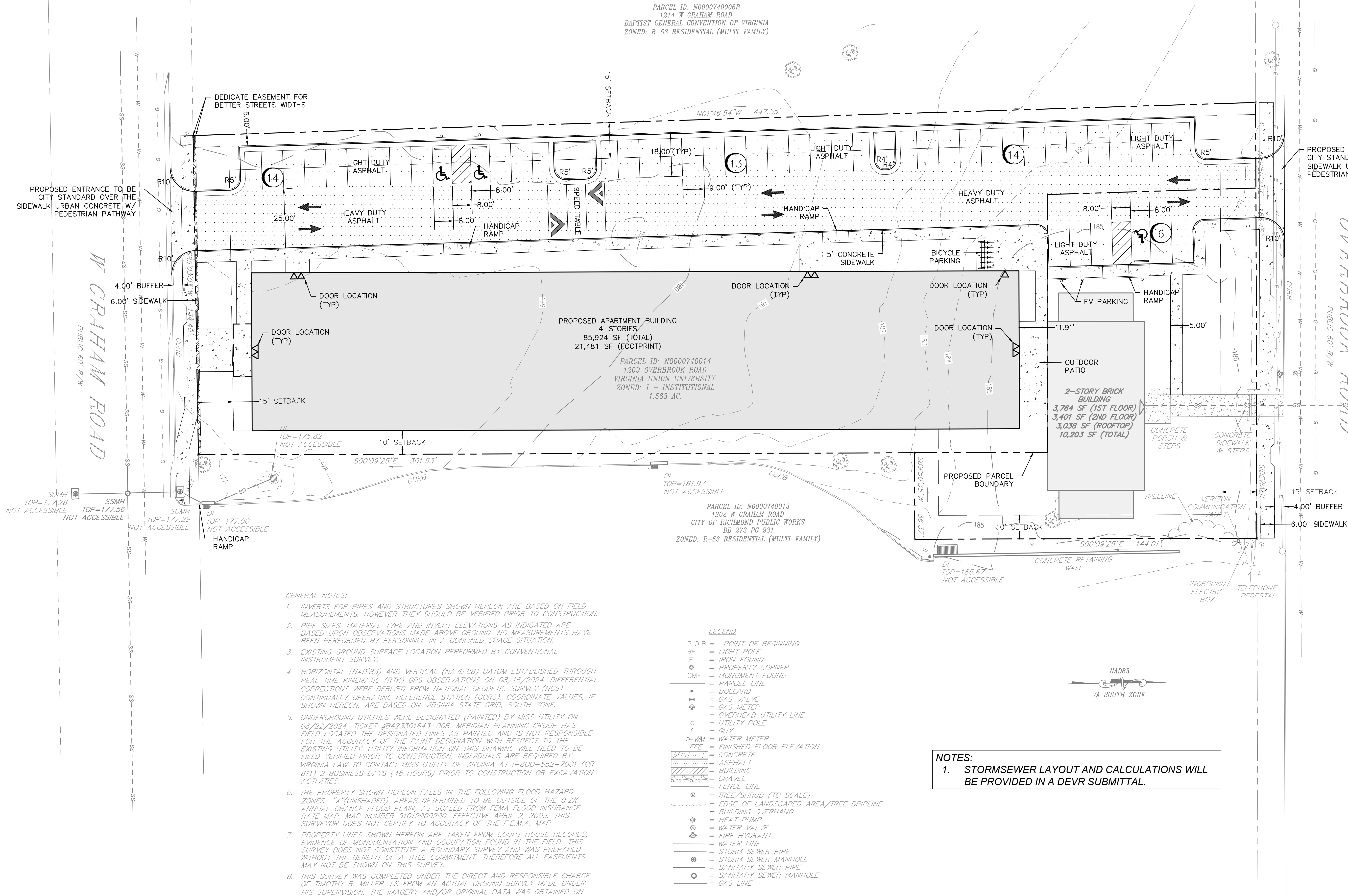
REV.	DATE	DESCRIPTION
1	1/22/25	

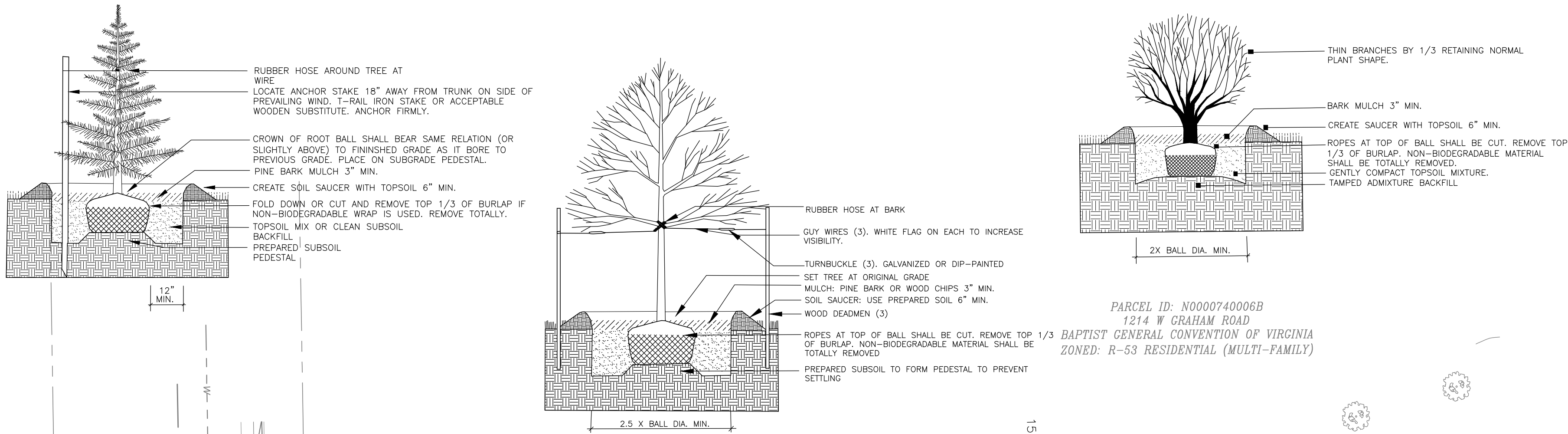
DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/14/2024

SHEET

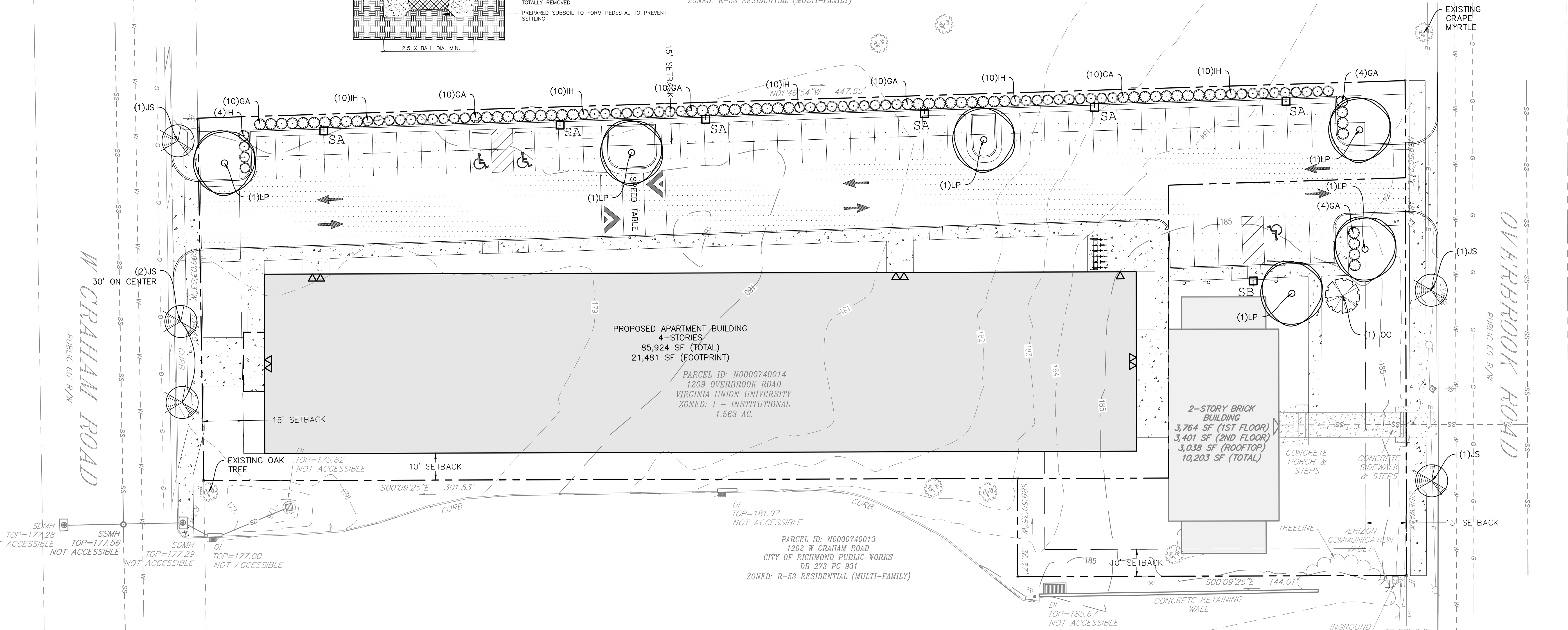
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JOB #:240688





SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COVER	REMARKS
TREES & SHRUBS						
6		Platanus x acerifolia (LP)	London Plane Tree	2.5" CAL.	200 SF	200 X 6 = 1,200 SF
1		Prunus x Okame (OC)	Okame Cherry	2.0" CAL.	125 SF	125 X 1 = 125 SF
5		Styrax japonicus (JS)	Japanese Snowbell	2.0" CAL.	50 SF	50 X 4 = 200 SF
54		Ilex glabra (IH)	Inkberry Holly	24" MIN.		
58		Abelia x grandiflora (GA)	Glossy Abelia	24" MIN.		
					TOTAL = 1,525 SF	



GENERAL NOTES:

- 1.) ALL PLANTING SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS.
- 2.) SIZE OF PLANTS INDICATED ON THIS SUMMARY SHEET REFER TO SIZE OF PLANTS DELIVERED TO THE PROJECT SITE.
- 3.) THE CONTRACTOR SHALL WATER ALL LIVING TREES DURING THE WARRANTY PERIOD; SEE WATERING SCHEDULE BELOW.
- 4.) LOCATION OF PLANT MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED FOR CHANGES DUE TO ACTUAL FIELD CONDITIONS WHEN DIRECTED BY THE LANDSCAPE ARCHITECT.
- 5.) ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 6.) THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS AND/OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
- 7.) THE MULCHING MATERIAL FOR THIS PROJECT SHALL BE SHREDDED HARDWOOD BARK.

WATERING SCHEDULE:

- 1.) DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL WATER EACH PLAN WITH THE FOLLOWING MINIMUM QUANTITIES OF WATER FOR EACH WATERING, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

-DECIDUOUS TREES OVER 10' HT.	- 12 GALLONS PER UNIT
-DECIDUOUS TREES 10' HT. OR LESS	-6 GALLONS PER UNIT
-EVERGREEN TREES	-8 GALLONS PER UNIT

- 2.) THE CONTRACTOR SHALL WATER ALL LIVING PLANTS EVERY 4 WEEKS DURING THE PERIOD BETWEEN APRIL 1 AND MAY 31, EVERY 2 WEEKS DURING THE PERIOD BETWEEN JUNE 1 AND SEPTEMBER 30, EVERY 4 WEEKS DURING THE PERIOD BETWEEN OCTOBER 1 AND NOVEMBER 30.

TREE CARE NOTES:

- 1.) APPLICABLE COUNTY TREE PLANTING SPECIFICATIONS SHALL BE FOLLOWED.
- 2.) ALL TREES TO MEET ANSI Z160 STANDARDS.
- 3.) ALL TREES SPECIFIED ARE BALLED AND BURLAPED. CONTAINER TREES ARE CONSIDERED SUBSTITUTES AND REQUIRE LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
- 4.) STAKES MUST BE REMOVED WITHIN 1 YEAR OF PLANTING.
- 5.) WHEN A BRANCH, STEM, OR LIMB IS BROKEN A CLEAN CUT AT THE SITE SHALL BE MADE.
- 6.) DEBRIS AND OTHER MATERIAL MAY NOT BE PLACED OR STORED AT THE BASE OF A TREE OR ANYWHERE OUTSIDE THE LIMIT OF WORK.
- 7.) DRIVING OR PARKING HEAVY EQUIPMENT ON THE BASE OF TREES SHALL BE AVOIDED WHENEVER POSSIBLE.
- 8.) STUMPS SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE.
- 9.) LANDSCAPE ARCHITECT SHALL APPROVE LOCATION OF ALL TREE PROTECTION FENCE.
- 10.) NO LARGE TREES SHALL BE PLANTED BENEATH WIRES.
- 11.) MINIMUM BRANCH HEIGHT FOR ALL TREES SHALL BE 5' ABOVE GRADE.

PARKING LOT PERIMETER BUFFERS

NORTH PERIMETER - OVERBROOK ROAD (36LF)

REQUIRED:
EVERGREEN VEGETATIVE SCREEN
PROVIDED:
EVERGREEN VEGETATIVE SCREEN

SOUTH PERIMETER - W GRAHAM ROAD (18LF)

REQUIRED:
EVERGREEN VEGETATIVE SCREEN
PROVIDED:
EVERGREEN VEGETATIVE SCREEN

WEST PERIMETER - (402LF)

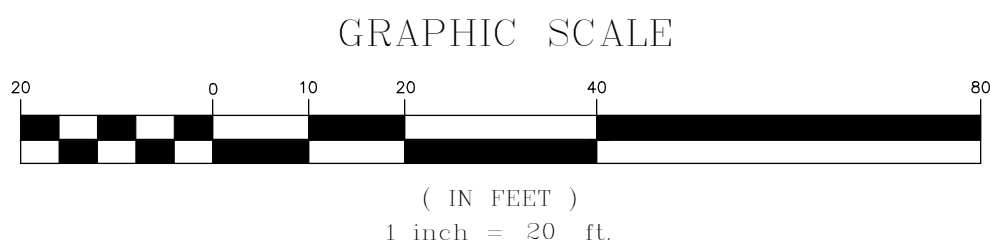
REQUIRED:
EVERGREEN VEGETATIVE SCREEN
PROVIDED:
EVERGREEN VEGETATIVE SCREEN

INTERNAL LANDSCAPING REQUIREMENTS:

REQUIRED NUMBER OF LANDSCAPED ISLANDS
REQUIRED: 1 ISLAND PER 15 PARKING SPACES
(47 SPACES) = 4 ISLANDS
PROVIDED: 5 ISLANDS

TREE COVERAGE REQUIREMENT:

REQUIRED: 30 SF PER PARKING SPACE
(47 SPACES) = 1,410 SF
PROVIDED: 1,525 SF



7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6900

VUU - OVERBROOK APARTMENTS

LANDSCAPE PLAN

CITY OF RICHMOND, VIRGINIA

NORTH DISTRICT

REV.	DATE	DESCRIPTION
1	1/22/25	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 11/14/2024

SHEET

2

JOB #:240688



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RENDERED PERSPECTIVE (GRAHAM ROAD)

VUU 1209 OVERBROOK RD

Richmond, VA
November 14th, 2024

Steinbridge Group

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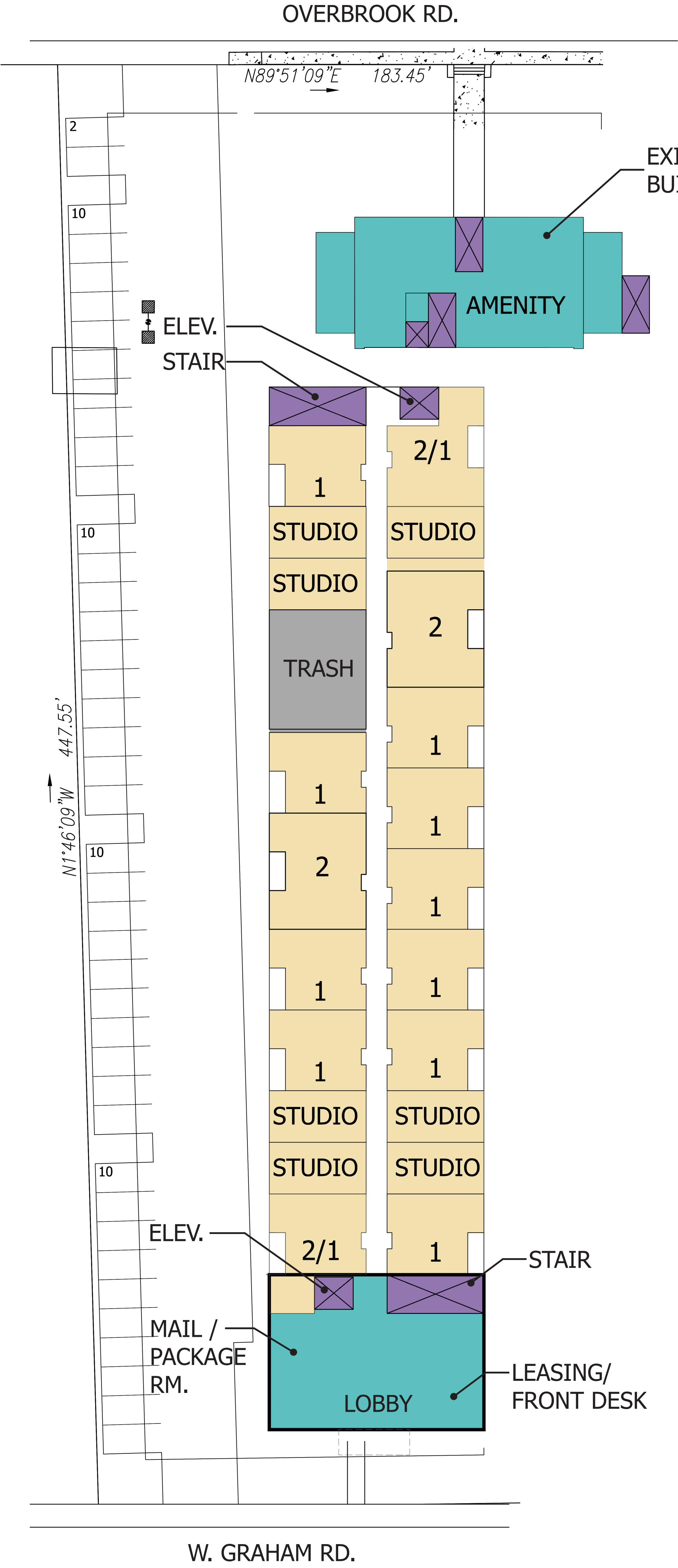
RENDERED PERSPECTIVE (OVERBROOK RD)

VUU 1209 OVERBROOK RD

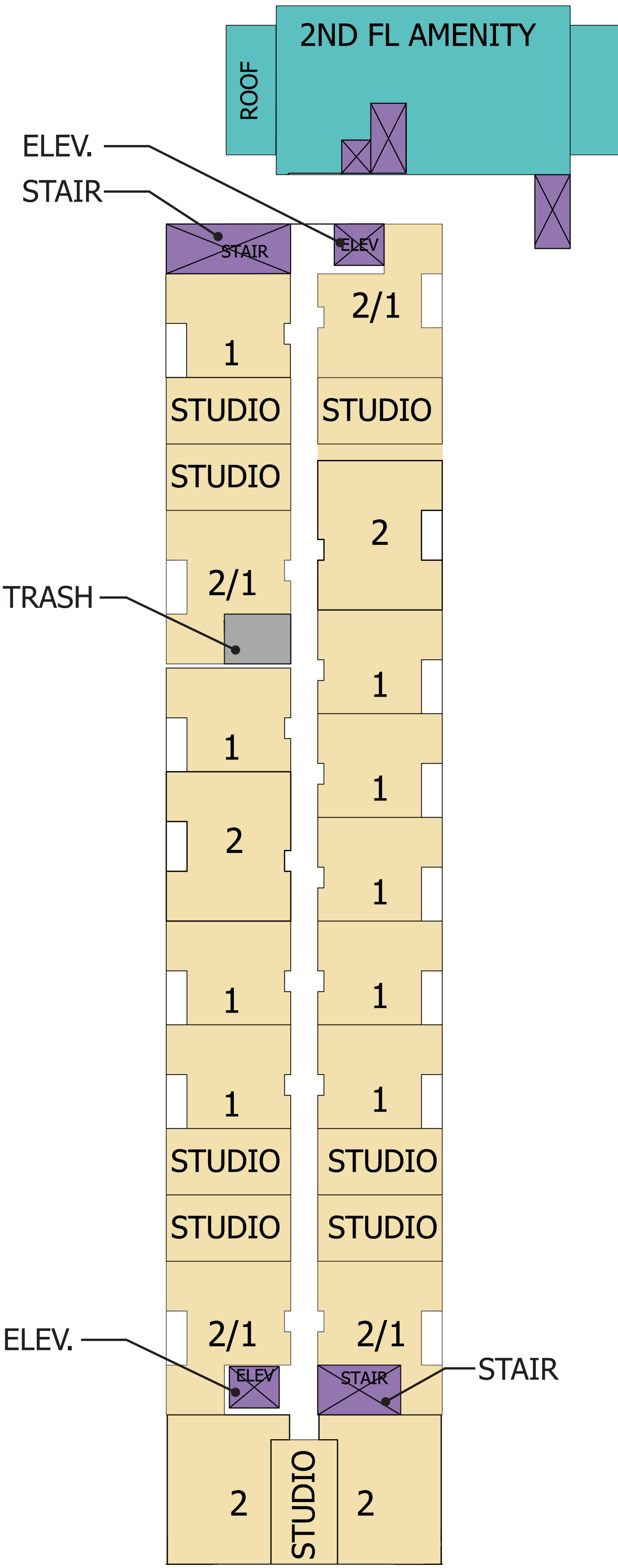
Richmond, VA
November 14th, 2024

Steinbridge Group

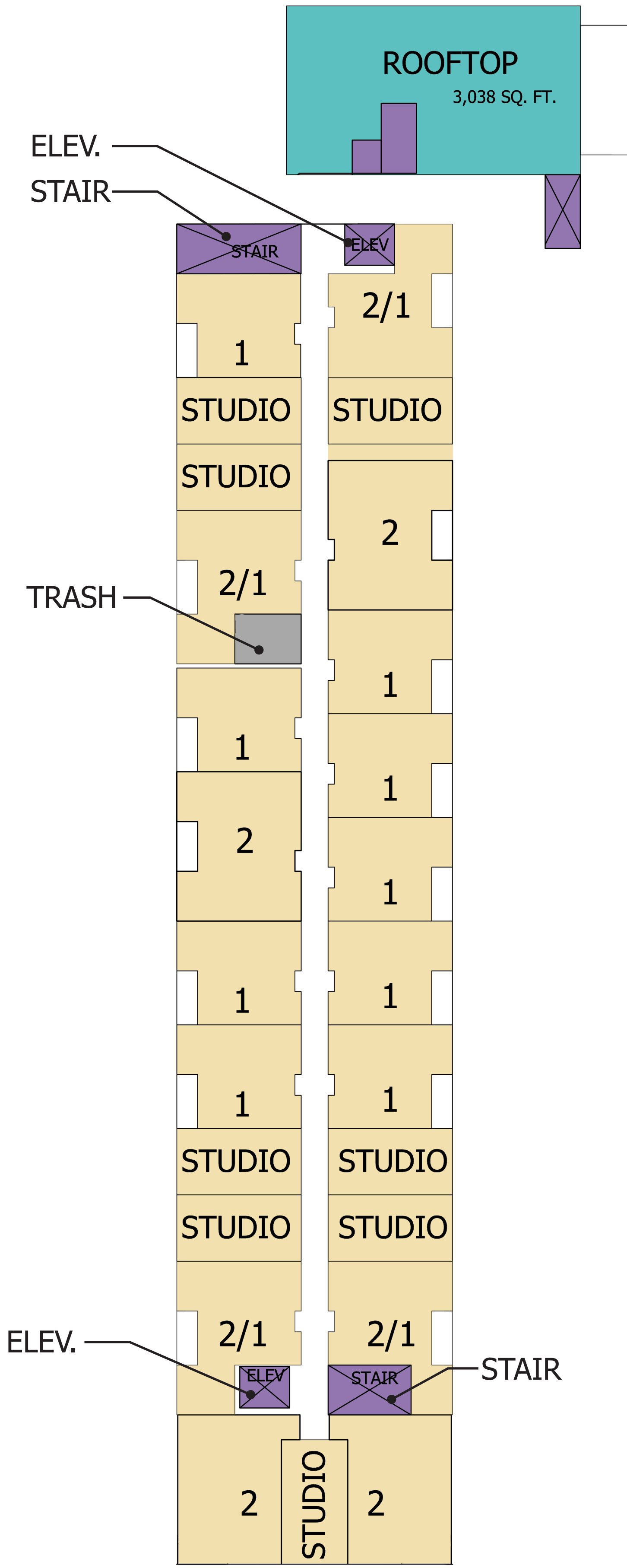
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1 GROUND FLOOR PLAN
1"=20'- 0"



2 2ND & 3RD FLOOR PLANS
1"=20'- 0"



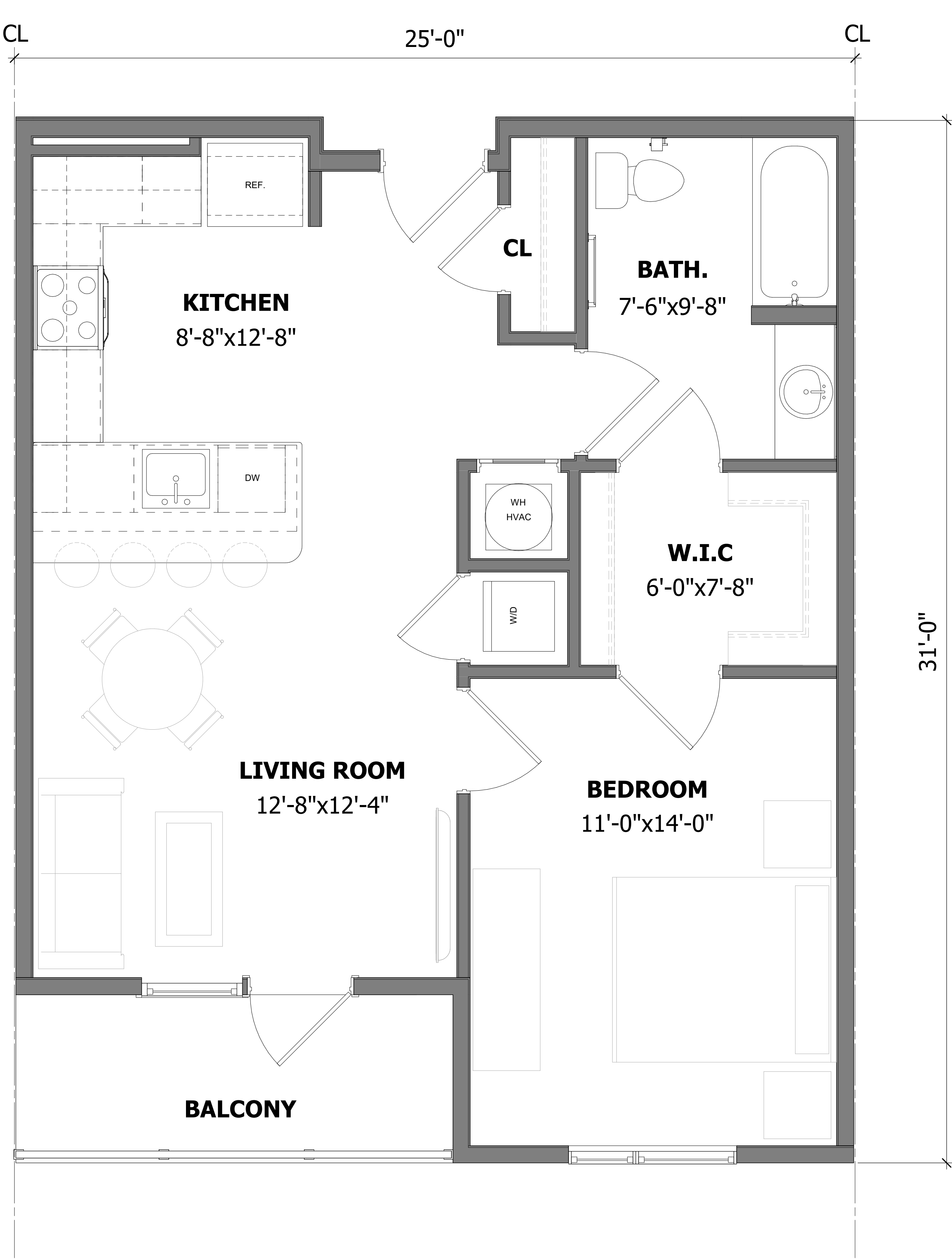
3 4TH FLOOR PLAN
1"=20'- 0"

UNIT MATRIX							
1209 OVERBROOK RD							Rentable GSF Per Unit
Unit Name	Unit Type	1st FL	2nd FL	3rd FL	4th FL	Total	
U-A1	Studio	7	8	8	8	31	480
U-B1	1 Bed (Typ)	10	9	9	9	37	675
U-C1	2 Bed (Typ)	2	2	2	2	8	1,012
U-C2	2 Bed (@ Elev & Trash)	2	3	3	3	11	845
U-C3	2 Bed (@ Stair)	0	1	1	1	3	798
U-C3	2 Bed (@ Front)	0	2	2	2	6	952
		21	25	25	25	96	

Unit Totals		
Studio	31	32.3%
1 Beds	37	38.5%
2 Beds	28	29.2%
Total DU	96	100%

1209 OVERBROOK RD		
PROPOSED BUILDING GSF		PARKING
1ST FLOOR =	21,481 SF	TOTAL PARKING SPACES: 42 Parking spaces
2ND-4TH FLOORS =	21,481 SF	
TOTAL =	85,924 SF	
EXISTING BUILDING (AMENITY)		
1ST FLOOR =	3,764 SF	
2ND FLOOR =	3,401 SF	
ROOFTOP =	3,038 SF	
TOTAL =	10,203 SF	

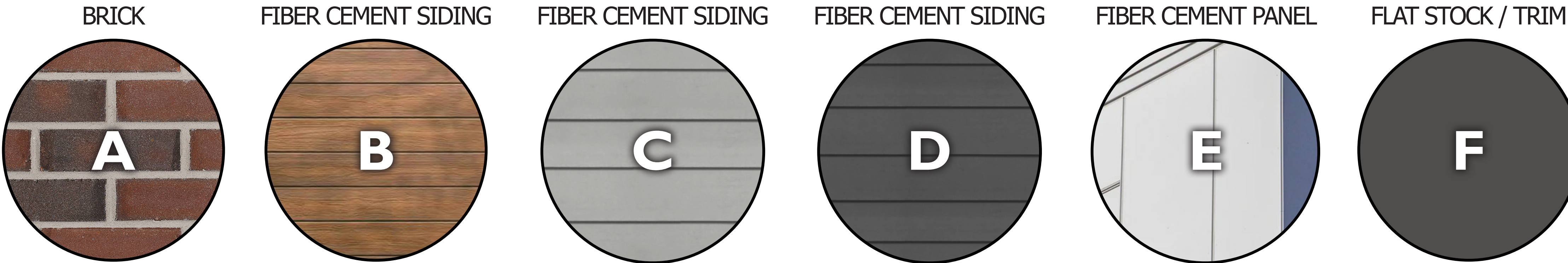
- UNITS
- AMENITY
- VERTICAL CIRCULATION
- TRASH MAINT.



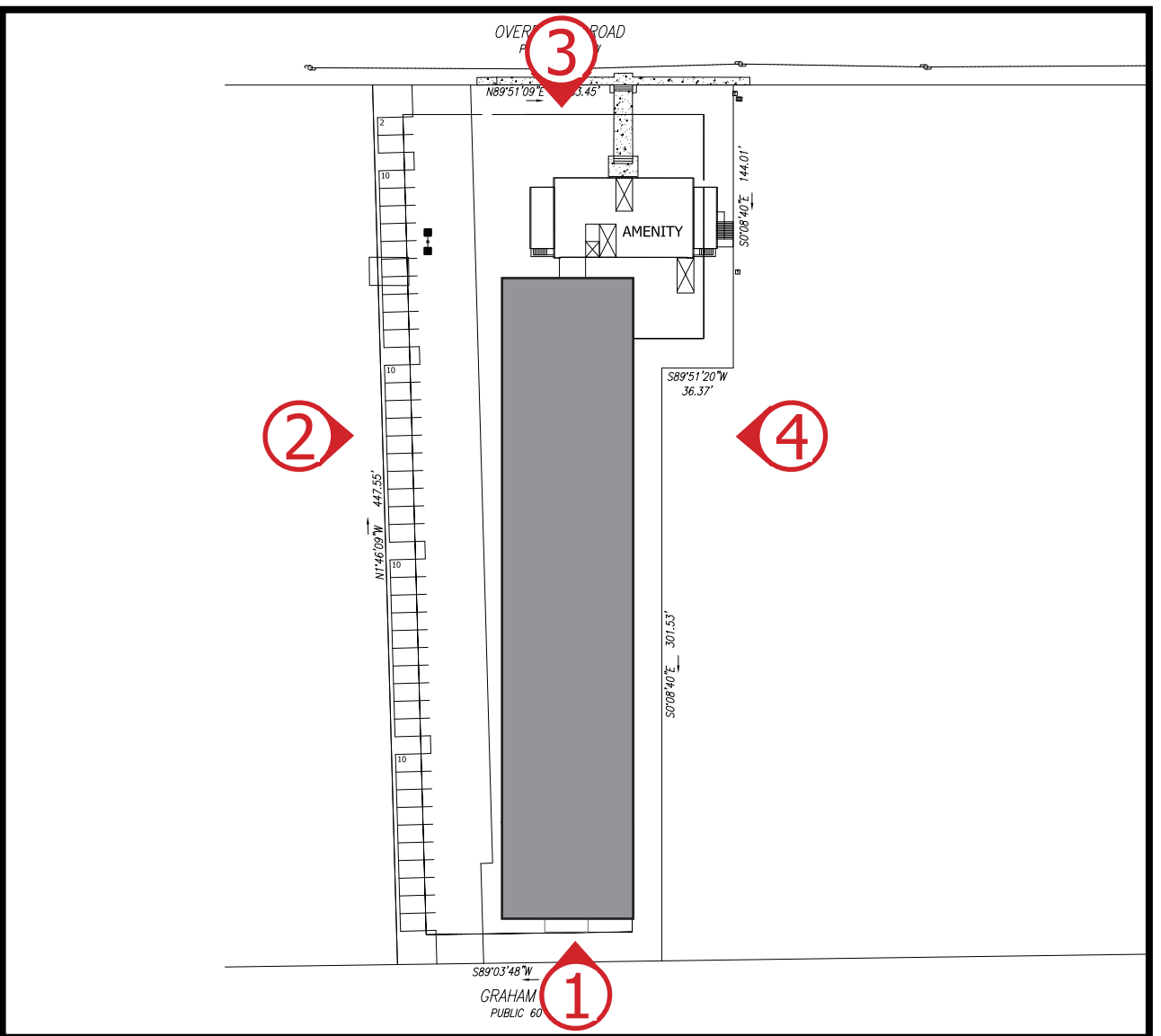
① **TYPICAL 1 BEDROOM UNIT**
1/2"=1'-0"



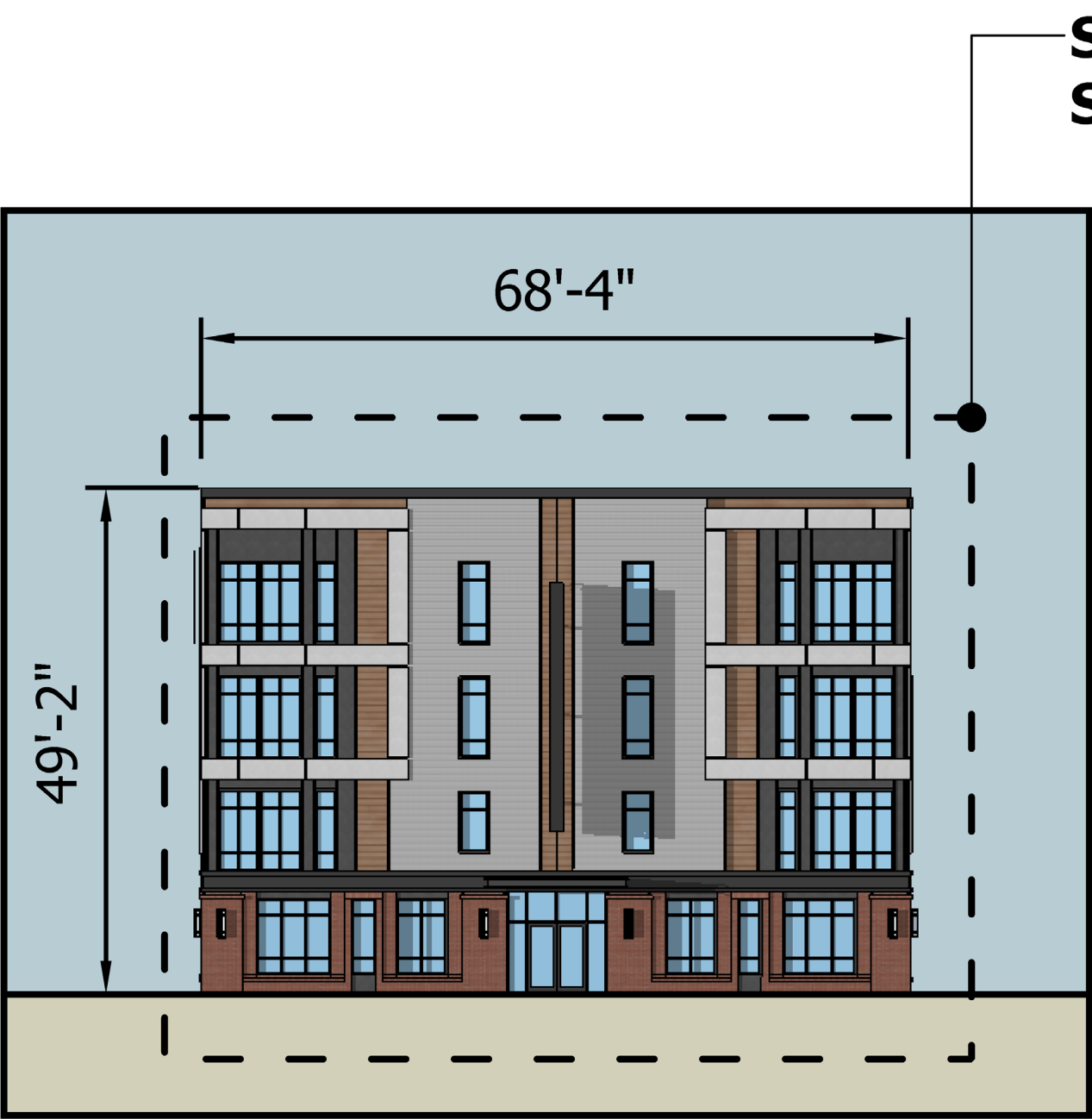
② **TYPICAL 2 BEDROOM UNIT**
1/2"=1'-0"



- 1. BLACK ANODIZED ALUMINUM STOREFRONT
- 2. BUILDING IDENTITY SIGNAGE
- 3. BUILDING LIGHTING
- 4. CANOPY
- 5. ALUMINUM GUARDRAIL
- 6. VINYL WINDOWS
- 7. VINYL UNIT DOORS
- 8. SUNSCREEN



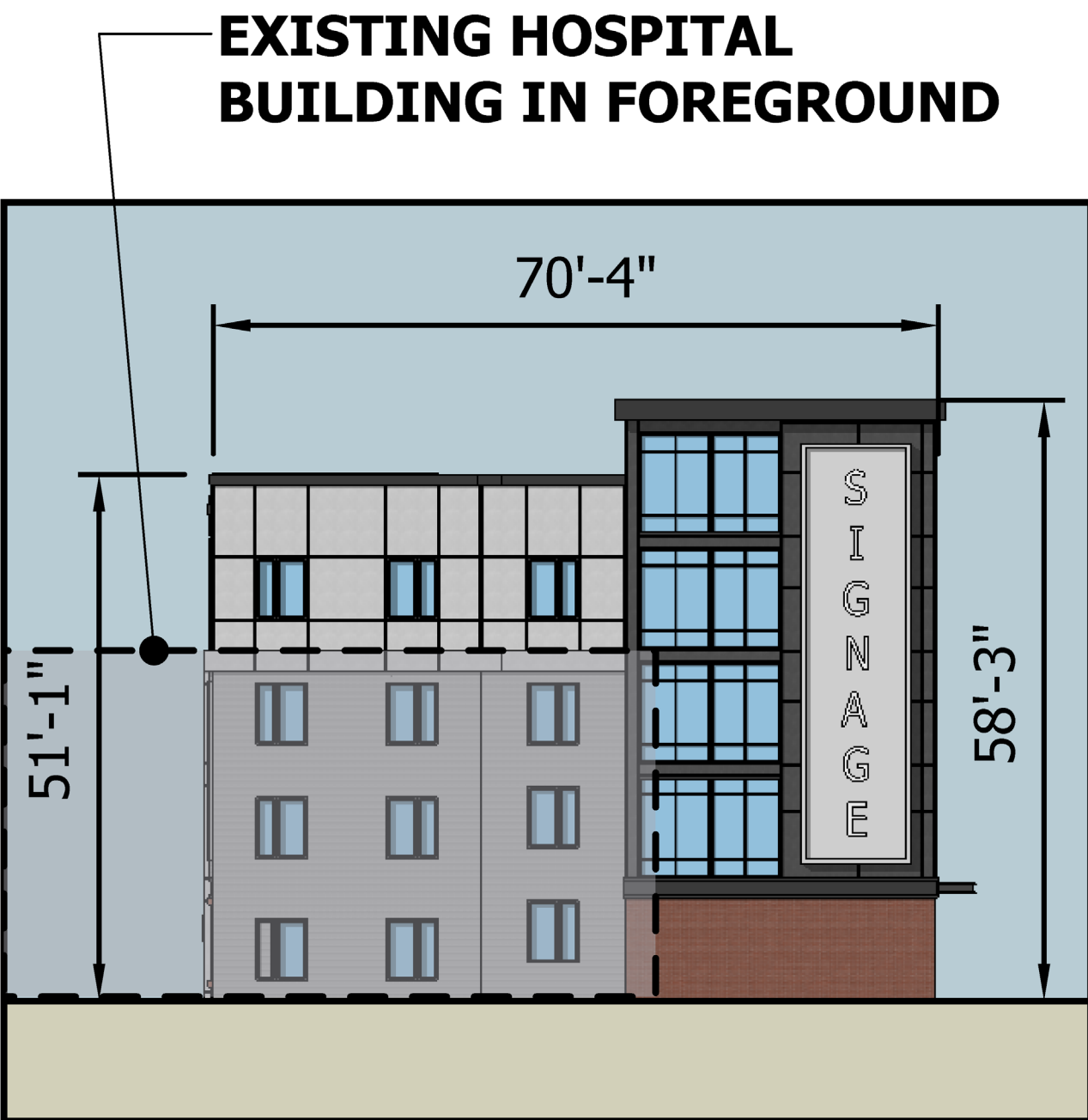
KEY PLAN



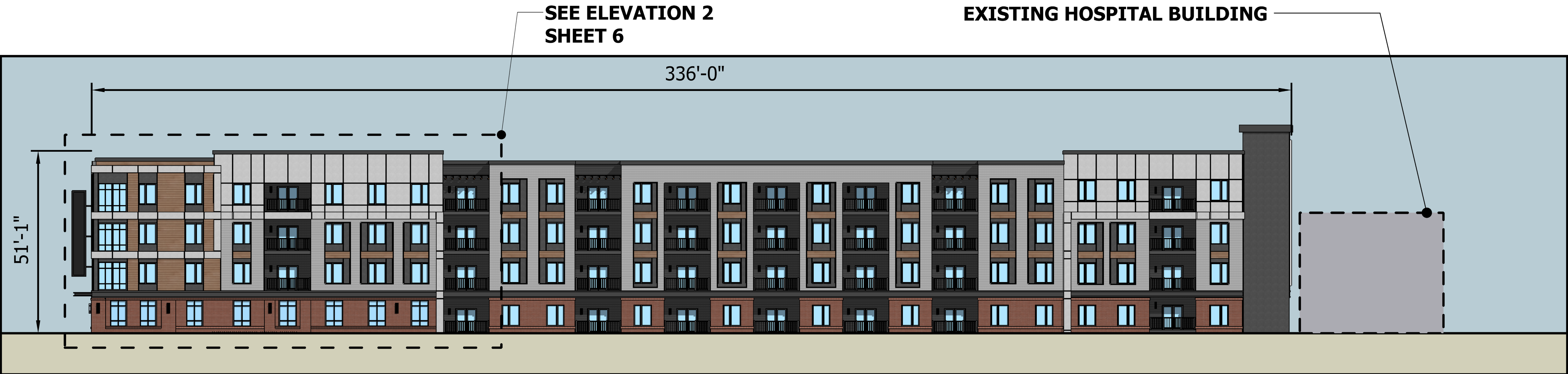
1 SOUTH ELEVATION (GRAHAM RD)
1/16"=1'-0"



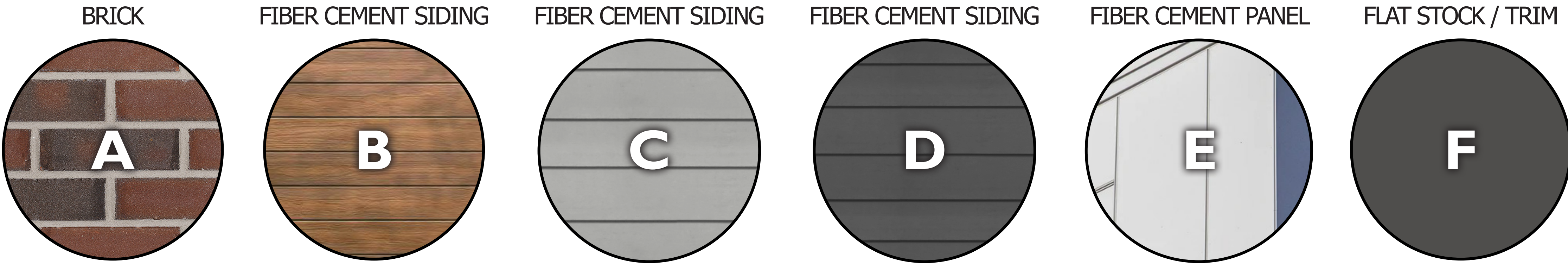
2 WEST ELEVATION
1/16"=1'-0"



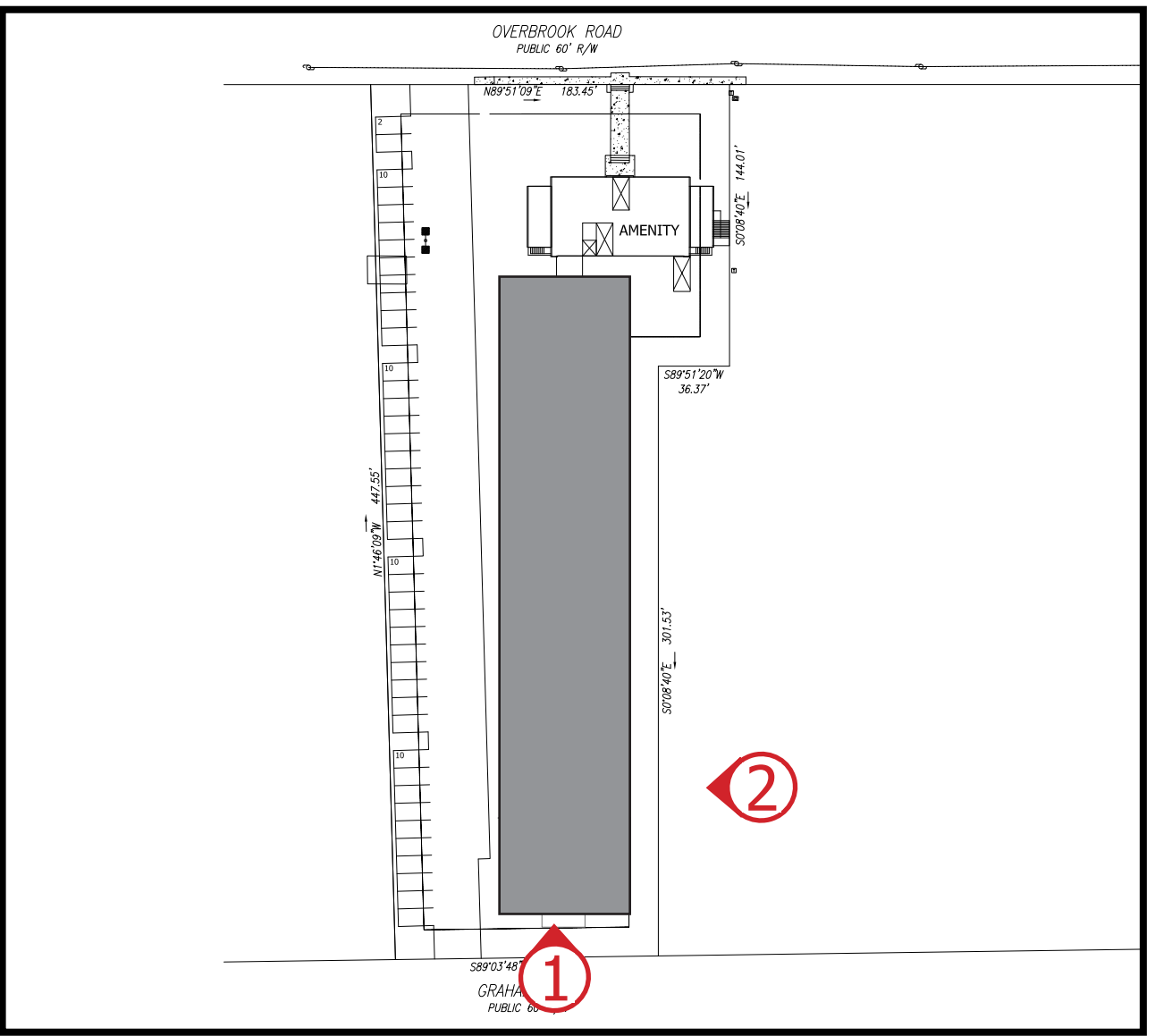
3 NORTH ELEV. (OVERBROOK RD)
1/16"=1'-0"



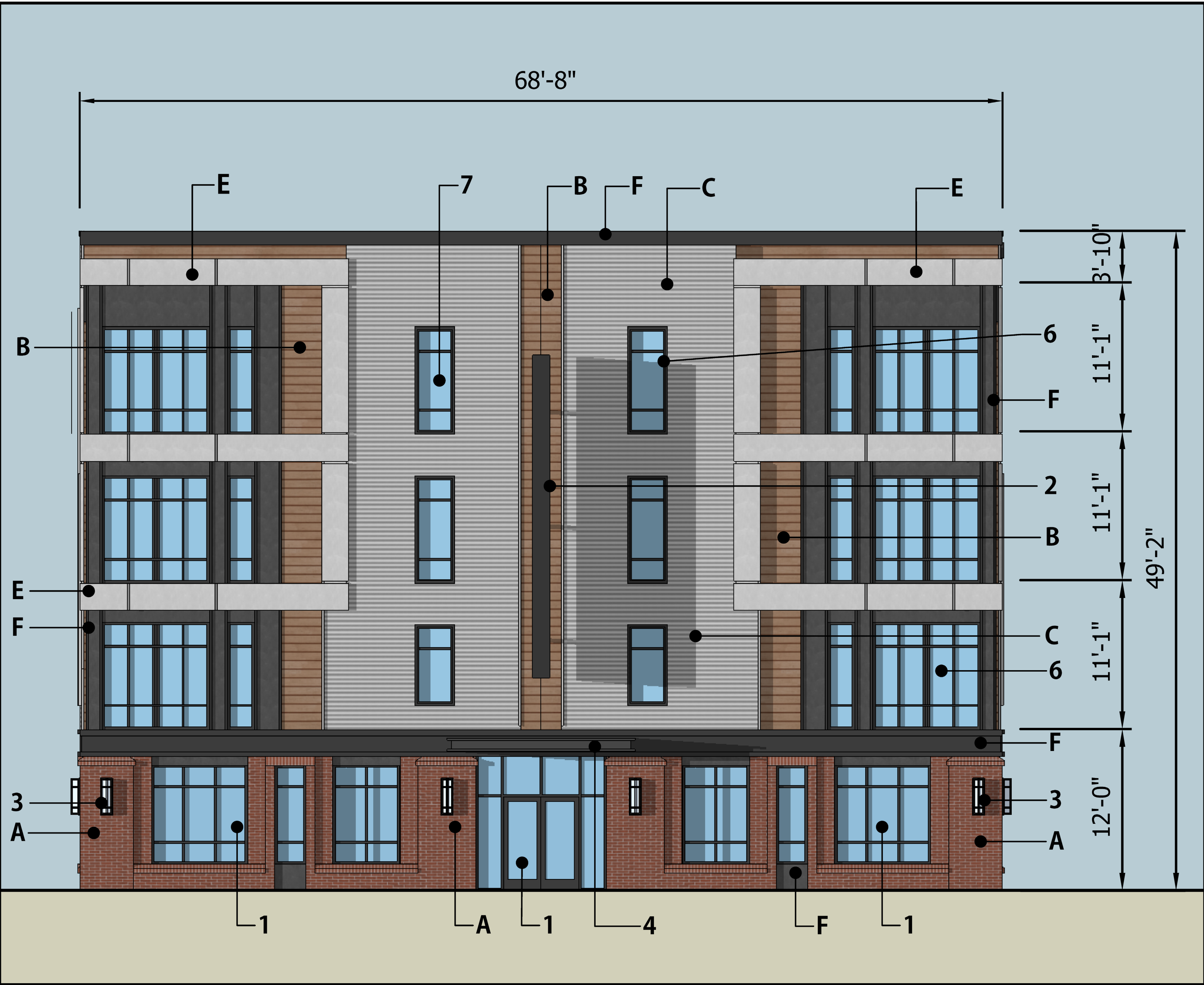
4 EAST ELEVATION
1/16"=1'-0"



- 1. BLACK ANODIZED ALUMINUM STOREFRONT
- 2. BUILDING IDENTITY SIGNAGE
- 3. BUILDING LIGHTING
- 4. CANOPY
- 5. ALUMINUM GUARDRAIL
- 6. VINYL WINDOWS
- 7. VINYL UNIT DOORS
- 8. SUNSCREEN



KEY PLAN



1 ENLARGED SOUTH ELEVATION / MATERIALS (GRAHAM RD)
3/16"=1'-0"



2 ENLARGED EAST ELEVATION PARTIAL / MATERIALS
3/16"=1'-0"