

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-013

To authorize the special use of the properties known as 2526 Floyd Avenue and 105 North Robinson Street to allow for certain uses permitted in the R-63 Multifamily Urban Residential District, upon certain terms and conditions, and to repeal Ord. No. 88-92-99, adopted Apr. 25, 1988, as amended by Ord. No. 89-41-46, adopted Mar. 13, 1989, as amended by Ord. No. 94-195-188, adopted Sept. 15, 1994, as amended by Ord. No. 99-196-208, adopted Jul. 12, 1999. (2nd 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 properties known as 2526 Floyd Avenue and 105 North Robinson Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of certain uses permitted in the R-63 Multifamily Urban Residential District including those uses in sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2020), as amended, excluding laundromats and laundry and dry cleaning pick-up stations, tattoo parlors, and music and video production studios, which uses, among other things, is not currently allowed by section 30-412.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 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 properties known as 2526 Floyd Avenue and 105 North Robinson Street and identified as Tax Parcel Nos. W000-1120/027 and W000-1120/028, respectively, in the 2025 records of the City Assessor, being more particularly described in Exhibit A, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” are hereby permitted to be used for the purpose of certain uses permitted in the R-63 Multifamily Urban Residential District including those uses in sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2020), as amended, excluding laundromats and laundry and dry cleaning pick-up stations, tattoo parlors, and music and video production studios, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2526-2528 Floyd Ave,” prepared by Edward F. Sinnott, Jr., and dated February 1999, and “Konsta’s,” prepared by Edward F. Sinnott, Jr., and dated February 1999, and 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) The Special Use of the Property shall be certain uses permitted in the R-63 Multifamily Urban Residential District including those uses in sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2020), as amended, excluding laundromats and laundry and dry cleaning pick-up stations, tattoo parlors, and music and video production studios, substantially as shown on the Plans.

(b) The sale, rental, or viewing of any books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, videocassettes, or video reproductions, slides, or other visual representations which depict or describe specified sexual activities or specified anatomical areas; or instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities shall not be permitted.

(c) Indoor live entertainment shall be permitted. The Property shall not be used for indoor live entertainment after 9:00 p.m. Sunday through Wednesday, after 11:00 p.m. on Thursday, and after 12:00 a.m. on Friday and Saturday.

(d) The sale of tobacco products, nicotine vapor products, alternative nicotine products, and products containing cannabis shall be prohibited.

(e) No off-street parking shall be required for the Special Use.

(f) The height of the buildings shall not exceed two stories, substantially as shown on the Plans.

(g) A canvas canopy may be installed at 2526 Floyd Avenue, substantially as shown on the Plans, except the canopy shall only extend a maximum of eight feet from the front of the building.

(h) Signs on the properties shall be limited to signs permitted in the R-63 Multifamily Urban Residential District pursuant to section 30-507.1 of the Code of the City of Richmond

(2020), as amended, and signs substantially as shown on the Plans. Internally illuminated signs shall not be permitted.

(i) Nothing in this ordinance shall be construed to affect the rights of any property owner that adjoins the alley in common, which separates 2526 Floyd Avenue from 105 North Robinson Street.

(j) All building elevations shall be substantially as shown on the Plans.

(k) 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) 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. **Repeal of Prior Ordinances.** That Ordinance No. 88-92-99, adopted April 25, 1988, and all amendatory ordinances thereto, be and are hereby repealed.

§ 8. **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-2024-0874

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Type: Request for Ordinance or Resolution

Status: Regular Agenda

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In Control: City Clerk

Department:

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Agenda Date: 01/13/2025

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Patron(s):

Enactment Date:

Attachments: Admin-2024-0874 - Application Documents, Admin-2024-0874 AATF

Enactment Number:

Contact:

Introduction Date:

Drafter: Shaianna.Trump@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/16/2024	Matthew Ebinger	Approve	12/18/2024
1	2	12/16/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	12/16/2024	Kevin Vonck	Approve	12/23/2024
1	4	12/16/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	12/17/2024	Sharon Ebert	Approve	12/19/2024
1	6	12/17/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	12/19/2024	Jeff Gray	Approve	12/19/2024
1	8	12/19/2024	Lincoln Saunders	Approve	12/23/2024
1	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-2024-0874

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 properties known as 2526 Floyd Avenue and 105 North Robinson Street to allow for certain uses permitted in the R-63 Multifamily Urban Residential District, upon certain terms and conditions, and to repeal Ord. No. 88-92-99, adopted Apr. 25, 1988, as amended by Ord. No. 89-41-46, adopted Mar. 13, 1989, as amended by Ord. No. 94-195-188, adopted Sept. 15, 1994, as amended by Ord. No. 99-196-208, adopted Jul. 12, 1999.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize certain R-63 uses within a R-6 Single-Family Attached district. The desired uses are not permitted within the R-6 district and are not accommodated by the existing Special Use Permit authorized for the property. Therefore, the existing Special Use Permit is to be repealed to allow for the approval of this Special Use Permit.

BACKGROUND: The properties are located in the Fan neighborhood between N Robinson Street and N Davis Avenue. 2526 Floyd Avenue is a 1,650 square foot (0.038 acre) parcel of land improved with a two-story building. 105 N Robinson is 1,200 square foot (0.028 acre) parcel of land improved with a two-story building.

The City's Richmond 300 Master Plan designates a future land use for the subject properties as Neighborhood Mixed-Use, which is defined as an "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 current zoning for this property is R-6 Single-Family Attached District. The area is generally residential and commercial properties.

COMMUNITY ENGAGEMENT: The Fan District Association is being engaged as part of this process. Area residents and property owners will be notified of public hearing dates once the ordinance is introduced.

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: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 88-92-99 and subsequent amendments

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

STAFF: Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



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: 2526 Floyd Ave & 105 N Robinson Street Date: _____

Parcel I.D. #: W0001120027 / 028 Fee: \$1,200

Total area of affected site in acres: 0.066

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

Zoning

Current Zoning: R-6

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)

Amend existing SUP to remove parking requirement and permit R-63 uses for flexibility in future use of the properties.

Existing Use: Restaurant/Bar & Mixed-Use

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: SUP-2010-245

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

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

Email: will@bakerdevelopmentresources.com

Property Owner: PCN8 GROUP 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: 2665 PROSPERITY AVE APT 352

City: FAIRFAX State: VA Zip Code: 22031

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

November 1st, 2023

REVISED: February 8th, 2024

Special Use Permit Amendment Request

Ord. 99-196-208 (Adopted July 12, 1999)

2526 Floyd Avenue & 105 N Robinson Street, Richmond, Virginia

Map Reference Number: W000-1120/027 & W000-1120/028

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

Introduction

The applicant is requesting an amendment (the "SUPA") to the existing special use permit (the "SUP") for the properties known as 2526 Floyd Avenue and 105 N Robinson Street (the "Property"). The current special use permit was originally authorized in 1988 and most recently amended by Ord 99-196-208 which was adopted on July 12, 1999 and the proposed amendment would authorize 1) the removal of the existing parking requirement of the SUP as well as amending the SUP to 2) permit specific small-scale commercial uses on the Property and to 3) allow for the buildings at 105 N Robinson and 2526 Floyd Avenue to be used for separate uses.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property consists of two separate parcels; 2526 Floyd Avenue (W0001120027) which contains roughly 1,650 square feet of lot area and is occupied with a two-story brick building fronting Floyd Avenue and 105 N Robinson Street (W0001120028) which contains roughly 1,200 square feet of lot area and is occupied with a two-story brick structure fronting N Robinson Street. The two parcels are separated by an east-west alley off N Robinson Street.



The lot pattern in the vicinity varies but is generally composed of characteristically narrow urban lots which are occupied with a range of forms and uses. While the majority of lots in the area are occupied with residential uses, ranging from single-family to small multifamily dwellings, a small but critical percentage of parcels, especially along Robinson Street, are occupied with neighborhood-serving commercial and retail uses.

EXISTING ZONING

The Property and properties to the north and east are zoned R-6 Single-Family Attached Residential. A considerable number of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks and several Special Use Permits and Board of Zoning Appeals special exceptions have been approved nearby. Immediately to the west, across N Robinson Street lies Retreat Hospital which is zoned R-73 Multifamily Residential. Properties to the southwest, along the southern line of Floyd Avenue are zoned R-48 Multifamily Residential while UB and B-1 business zoning classifications can be found along Robinson Street.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described 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." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Retail/office/personal service uses are a secondary use in the Neighborhood Mixed-Use designation which also recommends that buildings should engage the street with features such as street-oriented facades and window and door openings along street frontages.

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

- 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 14.5 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."
- 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

The previously approved SUP permitted the use of the Property for “the purpose of a restaurant and retail bakery.” The proposed SUPA:

1. Would remove the parking requirement - Sec. 2(b) - from the original SUP which required 23 parking spaces for the Property. As no parking is available on the site, and this SUP predates Council's decision to remove parking requirements, the previous owners had contracted with Retreat Hospital and have been leasing parking spots in the garage across Robinson Street. However, since that agreement was initially put in place, there have been changes in leadership at the hospital and while the property owners still have access to those parking spaces, the hospital can now terminate that lease with just a 30-day notice which would put the property in violation of the SUP.
2. Allow the two separate buildings to have separate uses in the future. The current SUP specifically defines the uses of the buildings and the owner would like to have to option in the future of using the separate properties for separate uses. For example, they could continue to operate the building on Floyd as a restaurant while using the building on Robinson as an office, art gallery, or something similar.
3. Finally, the proposed SUPA would allow for specific R-63 Zoning District corner commercial uses including:
 - a. Retail
 - b. Restaurant
 - c. Art gallery/art shop/custom framing
 - d. Personal Service (barbershops, etc.)
 - e. Office
 - f. Specialty food use
 - g. Maintain the bakery use.
4. Specifically, where the above uses are concerned, we would want to exclude the convenience use or the ability to use the Property as a “vape shop” as contemplated in the ordinance.
5. Based on comments received from the City of Richmond Planning and Zoning departments, the applicant has also agreed to the following changes:
 - a. Retail uses not include the sale of pornographic material and/or sexual devices.
 - b. Personal service establishments shall not include music/video production studios or tattoo/piercing parlors.
 - c. Laundromats, laundry, and dry cleaning pick-up locations shall not be operated between the hours of 11pm and 7am.

Findings of Fact

The following are factors indicated 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 SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***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 SUP will not tend to over crowd the land or create an undue concentration of population.

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

The proposed SUP would not adversely affect the above referenced City services.

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

The light and air available to the subject and adjacent properties will not be affected. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are seeking approval for a SUPA which would allow for a modification of the existing conditions and uses on the Property to meet the needs of today's commercial market while retaining the general uses which have contributed to the neighborhood since the original SUP approval in 1988. No changes are proposed to the existing structure and absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represents an ideal, small-scale urban commercial development for this location that is tailored to the needs of the market while continuing to contribute to the overall vibrancy of the neighborhood through the provision of an appropriate use that is consistent with the existing use on the parcel and development pattern of the surrounding neighborhood.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
No changes are proposed to the exterior of the building.
2. What is the height of the building(s)? How many stories?
Two (2) stories.
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.

N/A

17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.

N/A

18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.

N/A

19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.

N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.

This site is bound by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.

21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.

This site is bound by public streets; as such, these public roads will support the minimum weight.

22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.

This site is bound by public streets; as such, these public roads are of sufficient width.

23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.

This site is bound by public streets.

24. New construction projects may require *access to all sides of the building* for emergency vehicles.

N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.

Noted. The owner is not currently aware of any such tanks.

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?

No, the owner is not currently aware of any environmental concerns.

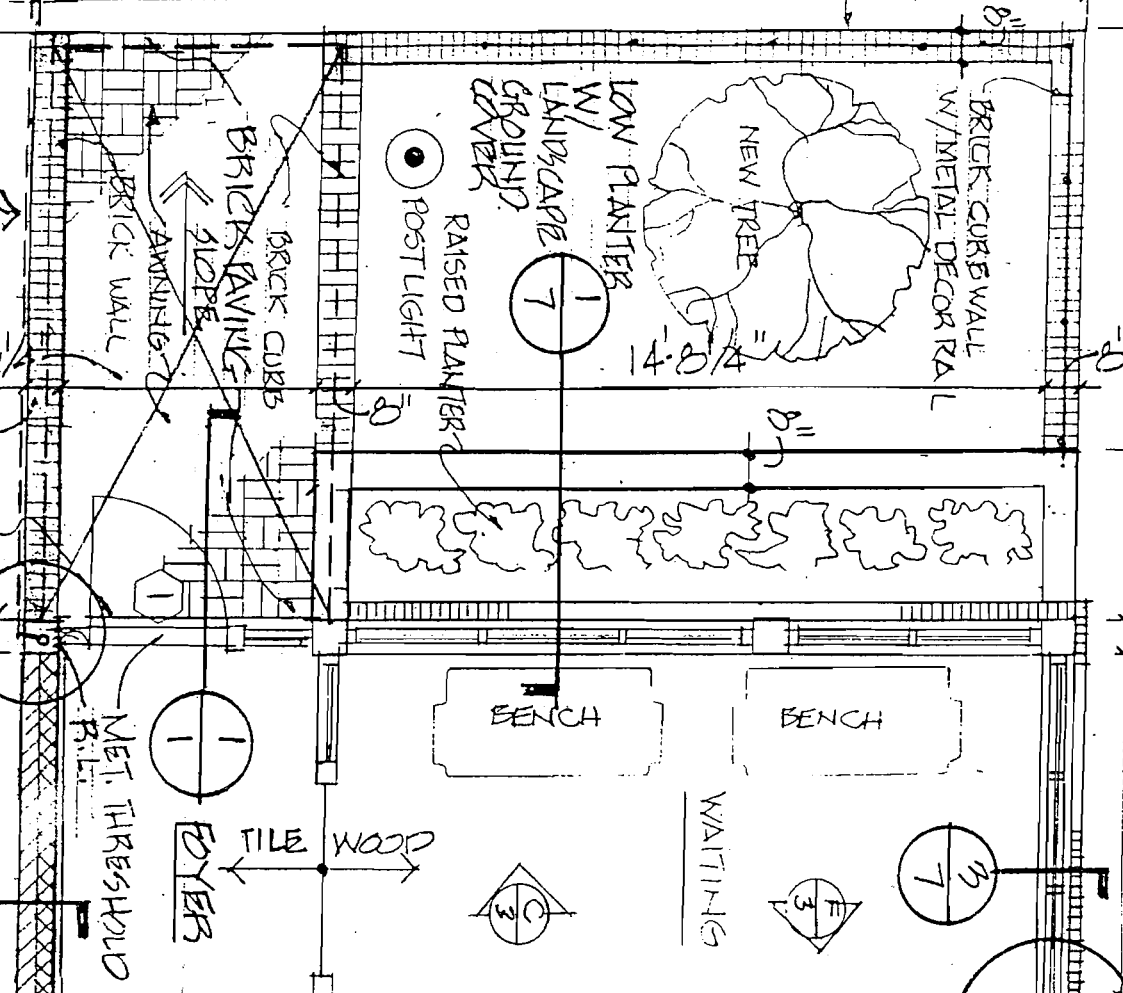
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.

No, this project will not involve any rock blasting.

2526 - 2528 FLOYD AVE
22'-2 1/2"

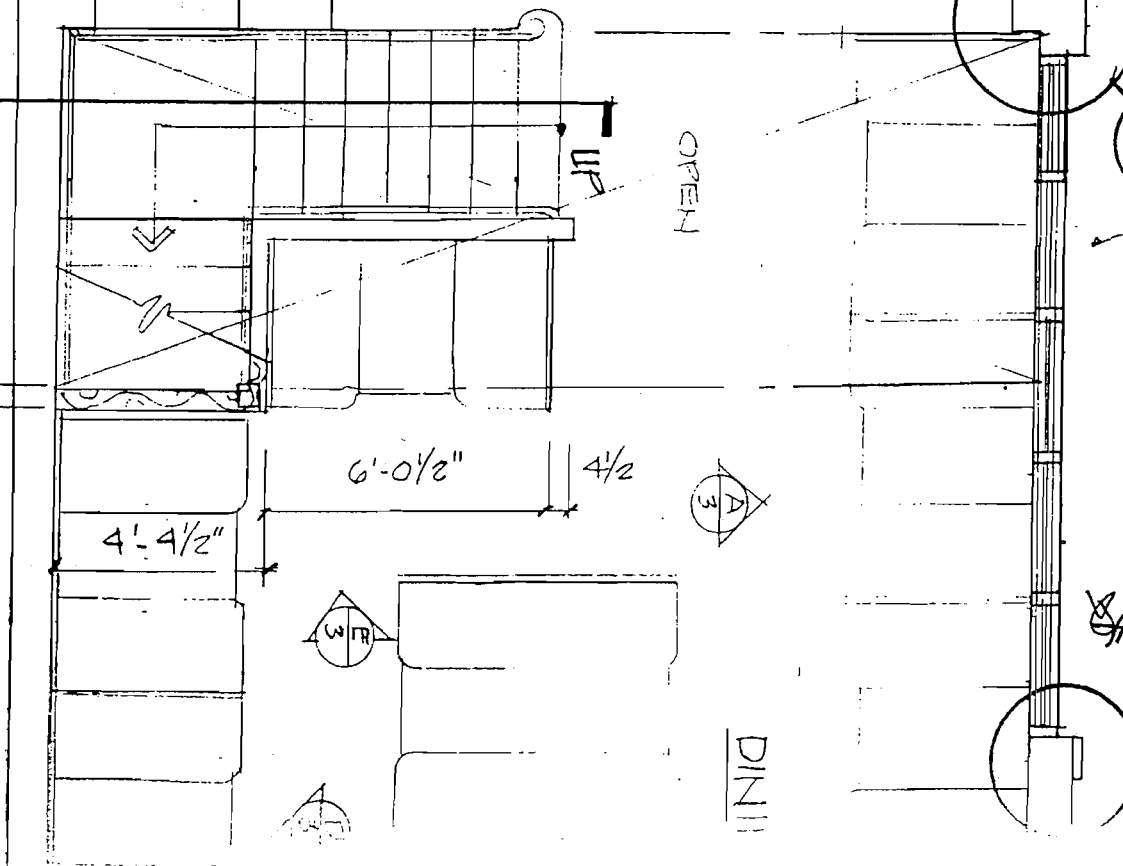
SIDEWALK DIM. TO BRICK WALL

PROPERTY LINE

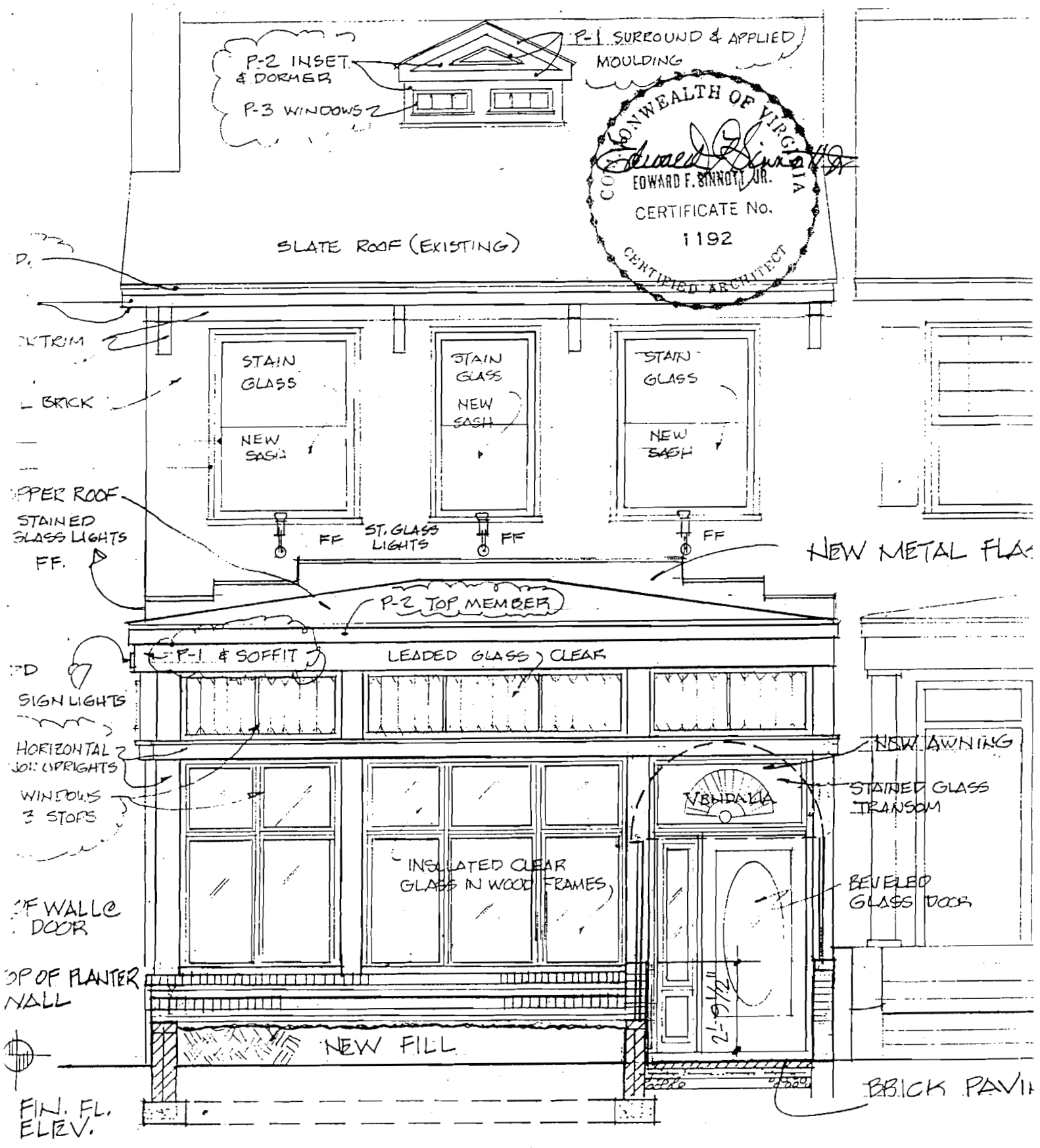


8'-6 1/2"
12'-0 1/2"
19'-10 1/2"
3'-6"
8"
7'-10"
7'-2"

NEW ADDITION



SIDEWALK
February 1999
COMMONWEALTH OF VIRGINIA
EDWARD F. SMYTH, DR.
CERTIFICATE NO. 1192
CERTIFIED ARCHITECT



FRONT (FLOYD AVE.) ELEVATION

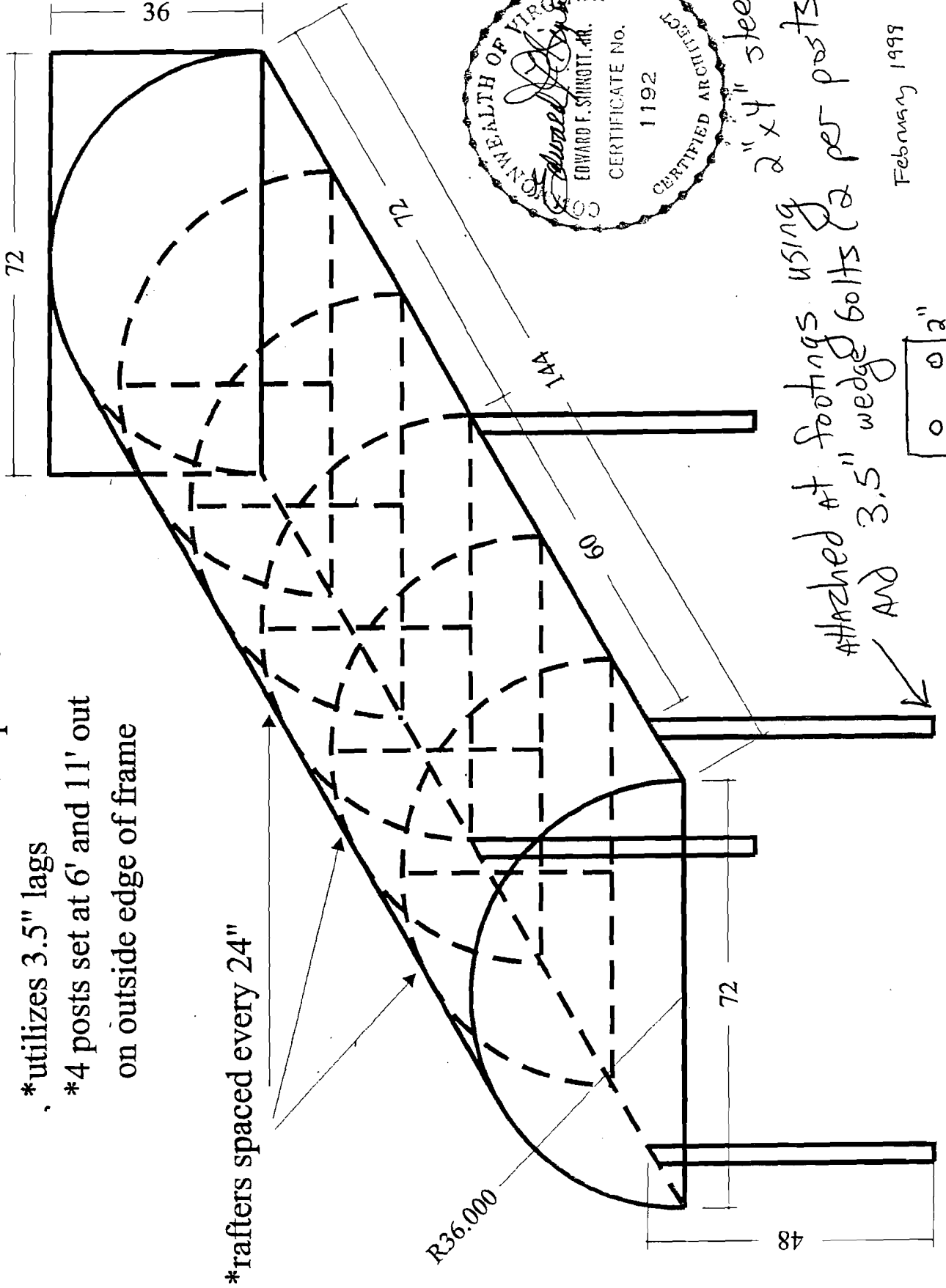
SCALE: 1/4" = 1'-0"

February 1999

KONSTA'S

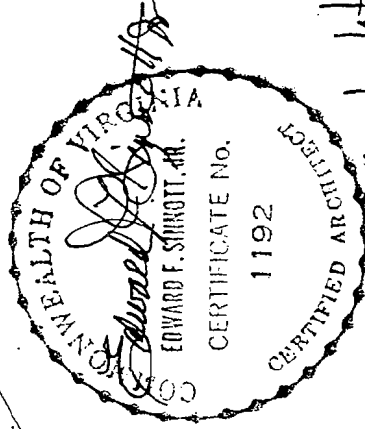
all measurements in inches

- *attaches to building in back
- *x=z-bracket attachment points
- *utilizes 3.5" lags
- *4 posts set at 6' and 11' out on outside edge of frame



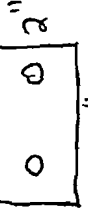
*rafters spaced every 24"

R36.000



2" x 4" steel plates

Attached at footings using 2 per posts
AND 3.5" wedge bolts (2 per posts)



February 1999

Exhibit A

PARCEL I: (2526 Floyd Avenue)

ALL that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, with improvements thereon designated as 2526 Floyd Avenue.

BEGINNING at the point of intersection of the north right of way line of Floyd Avenue and the east right of way line of Robinson Street; thence extending in an easterly direction along the north right of way line of Floyd Avenue 22 feet to a point; thence extending in a northerly direction between parallel lot lines 75 feet to a 10-foot alley in common.

PARCEL II: (105 N. Robinson Street)

ALL that certain lot or parcel of land, lying and being in the City of Richmond, Virginia, with improvements thereon designated 105 N. Robinson Street.

BEGINNING at a point on the east right of way line of Robinson Street, said point being 85 feet north of the north right of way line of Floyd Avenue; thence extending in a northerly direction along the east right of way line of Robinson Street 20 feet to a point; thence extending in an easterly direction between parallel lot lines 60 feet to a property line.