

INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-231

To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, 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: SEP 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 3001 Midlothian Turnpike, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, 30-410.4, concerning lot area and width, and 30-410.6, concerning lot coverage, 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: 7 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 26 2022 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 3001 Midlothian Turnpike and identified as Tax Parcel No. S000-1347/018 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Proposed Improvements, 3001, 3001 ½ & 3003 Midlothian Turnpike, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated June 20, 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 two single-family attached dwellings and a single-family detached dwelling, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Proposed Improvements 3001, 3001 ½ & 3003 Midlothian Turnpike, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated June 20, 2022, and on the plans entitled “3001 & 3001.5 Midlothian Turnpike,” prepared by River Mill Development, and dated February 28, 2022, and entitled “3003 Midlothian Turnpike,” prepared by River Mill Development, and dated February 28, 2022, 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 as two single-family attached dwellings and a single-family detached dwelling, with off-street parking, substantially as shown on the Plans.

(b) No fewer than three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

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

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

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Prior to the issuance of a certificate of occupancy for any one of the dwellings constituting the Special Use, the establishment of three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 public right-of-way, including the installation of new 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, and (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.

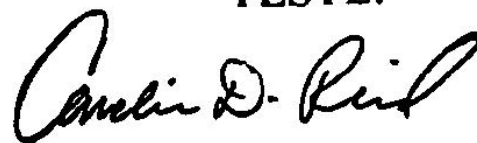
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is fluid and cursive, written over a white background.

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0260

RECEIVED
By City Attorney's Office at 10:41 am, Jul 21, 2022

RECEIVED
By CAO Office at 2:05 pm, Jul 07, 2022

2022-178

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

O & R Request

DATE: June 27, 2022

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 3001 Midlothian Turnpike, for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3001 Midlothian Turnpike, for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings and a single-family detached dwelling. The proposed does not meet the current permitted principal uses, lot area and width, and lot coverage requirements within the R-5 Single-Family Residential District. 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. This item will be scheduled for consideration by the Commission at its August 15, 2022, meeting.

BACKGROUND: The property is located in the Swansboro neighborhood on 3001 Midlothian Turnpike between West Broad Rock Road and West 30th Street. The property is currently a 7,980 sq. ft. (.018 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." The density of the proposed use is approximately 166 units per acre. (p. 54)

The current zoning for this property is R-5 Single Family Residential District. All adjacent properties are located within the same R-5 Residential Zone. The area is primarily single family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity.

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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 25, 2022

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
August 15, 2022

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

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

**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: 3001 Midlothian Turnpike Date: _____

Tax Map #: S000-1347/018 Fee: \$300

Total area of affected site in acres: 0.183

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

Zoning

Current Zoning: R-5 Residential

Existing Use: Vacant

Proposed Use

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

Construction of two (2) single-family attached dwellings and one (1) single-family detached dwelling.

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: K C Enterprises of VA, llc

If Business Entity, name and title of authorized signee: Keith Carter

(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: 21119 Baileys Grove Drive

City: S Chesterfield State: VA Zip Code: 23803

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Keith E Carter

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 18, 2022

*Special Use Permit Request
3001 Midlothian Turnpike, Richmond, Virginia
Map Reference Number: S000-1347/018*

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:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 3001 Midlothian Turnpike (the "Property"). The SUP would authorize the construction of three new single-family dwellings configured as two attached dwellings and one detached dwelling. The single-family attached use is not permitted by the underlying R-5 Single-Family Residential zoning district and some of the underlying feature requirements related to the single-family detached dwelling cannot be met. Therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on Midlothian Turnpike on the northwestern corner of its intersection with W 30th Street. The Property is referenced by the City Assessor as tax parcel S000-1347/018. The currently unimproved Property is 60' wide by 133' in depth and contains approximately 7,980 square feet of lot area. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed with a wide range of uses and building forms. While single-family attached and detached dwellings are the most common uses found in the area; two-family, multi-family, and commercial uses are also found in the vicinity. While many

of the properties in the area have been developed, there are also still several small, vacant lots in the vicinity, several of which lie on the north line of Midlothian Turnpike in the nearby blocks. The typical neighborhood grid in the area consists of dwellings fronting along Midlothian Turnpike with properties to the north and south typically fronting on the side streets.

EXISTING ZONING

The Property is zoned R-5 Single-Family Residential, which permits the single-family detached use but does not permit the single-family attached dwelling use. The surrounding properties are also zoned R-5. The R-5 district requires 50 feet of lot width and 6,000 square feet of lot area for the single-family detached dwelling use. Most properties in the vicinity are nonconforming with regard to these requirements owing to the historical lot pattern and original subdivision. To the west, along Midlothian Turnpike are properties zoned B-1 Neighborhood Business District and to the east can be found properties within a R-53 Multifamily Residential District.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. 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. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 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.”

Proposal

PROJECT SUMMARY

The applicant is proposing to divide the Property into three lots and construct two single-family attached and one single-family detached dwellings.

PURPOSE OF REQUEST

While the proposed lots are consistent with the character of the neighborhood, the R-5 District lot area and width requirements would not be met for the new single-family detached dwelling. In addition, single-family attached dwellings are not permitted in the R-5 district. Therefore, a SUP is required. All other zoning requirements would be met, including the requirement that a minimum of one (1) off-street parking space be provided.

PROJECT DETAILS

Consistent with the existing dwellings in the area, the new dwellings would front onto Midlothian Turnpike. The eastern and middle lots would be known as 3001 and 3001.5 Midlothian Turnpike and would be developed with a pair of single-family attached dwellings. These lots would be 19' in width containing approximately 2,527 square feet of lot area. This is consistent with the requirements for single-family attached dwellings in the R-6 district, where they are first permitted by-right by the Zoning Ordinance. The western property would be known as 3003 Midlothian turnpike and would be developed with a single-family detached dwelling. This lot would be 22' in width and would contain roughly 2,926 square feet of lot area.

All three proposed dwellings would be 16' in width, 64 feet in depth, and two stories in height. They would each include approximately 1,688 square feet of finished floor area along with 350 square feet of garage space. The dwellings would contain three bedrooms and two-and-one-half bathrooms. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The first floor will contain an open kitchen and living area along with an attached garage at the rear of the dwelling. The second-floor plans include a primary bedroom with en-suite bathroom and walk-in closet. The buildings would be of frame construction and would be clad in cementitious horizontal lap siding. A covered front and second-story rear porch would provide usable outdoor space for the future owners. The proposed dwellings' massing and architectural styles are designed to be compatible with nearby dwellings and are consistent in character with the historical homes found in the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be compatible with the uses permitted by-right by the underlying zoning. At the same time, it will remain respectful to the historical development pattern

in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed special use permit 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing street 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 special use permit 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 special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

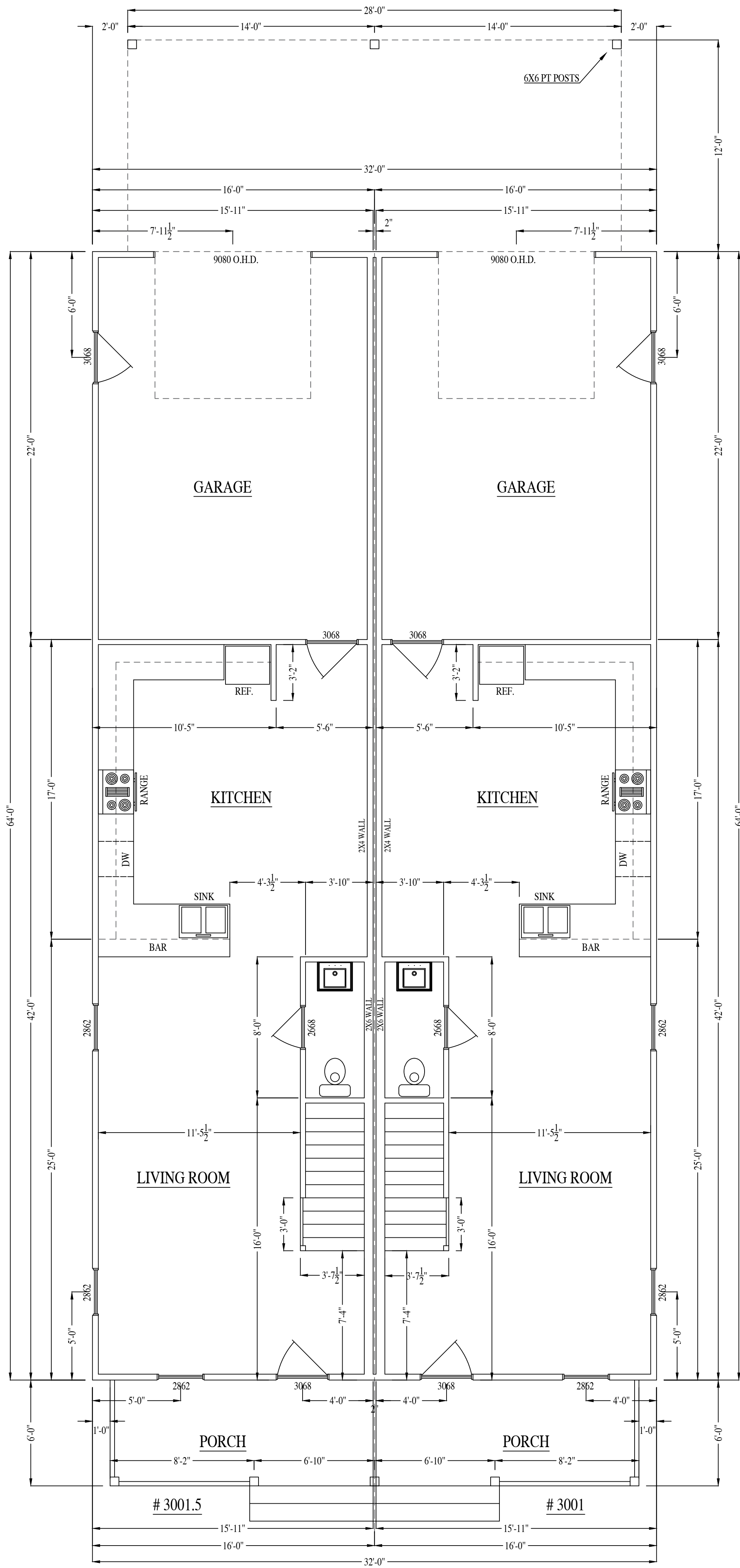
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

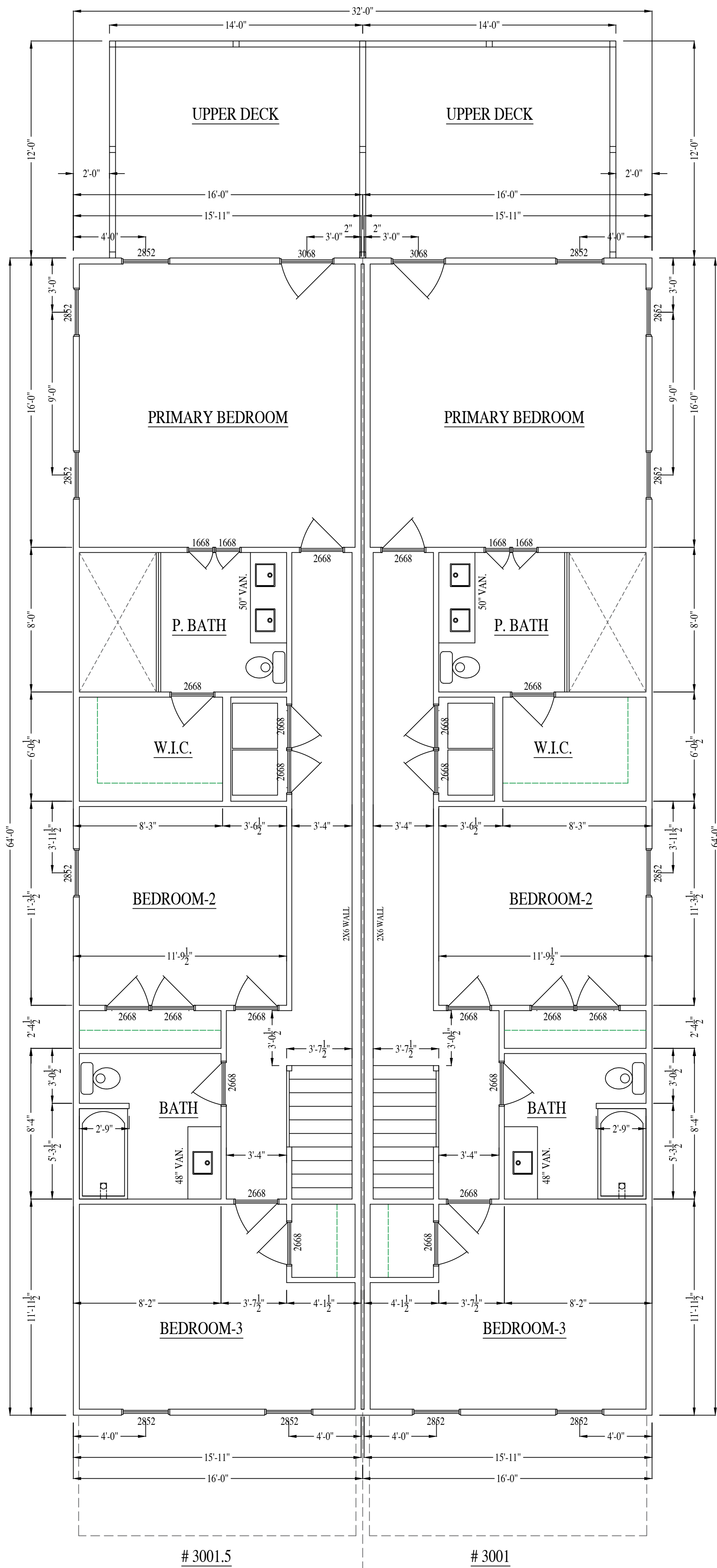
Summary

In summary we are enthusiastically seeking approval for the construction of three single-family dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which several lots are vacant. It would help encourage a pedestrian friendly traditional streetscape and contribute to the vibrancy of the block through the addition of street life in the form of street-oriented full width front porches along Midlothian. The traditional building forms would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

1ST FLOOR S.F.: 669
GARAGE S.F. 350
SECOND FLOOR S.F.: 1019

3001 & 3001.5

MIDLOTHIAN TURNPIKE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

PHONE: (434) 774-4535

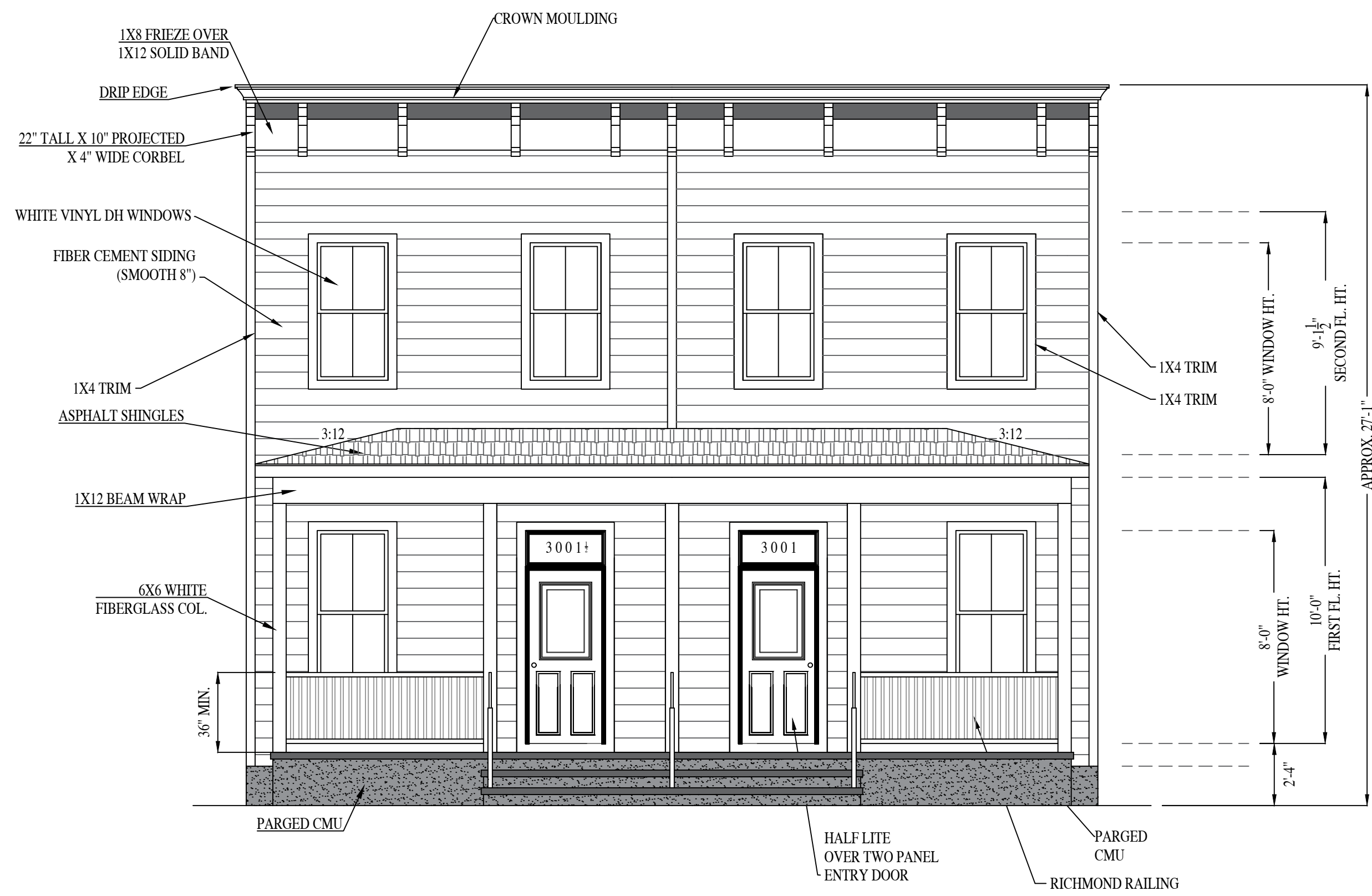
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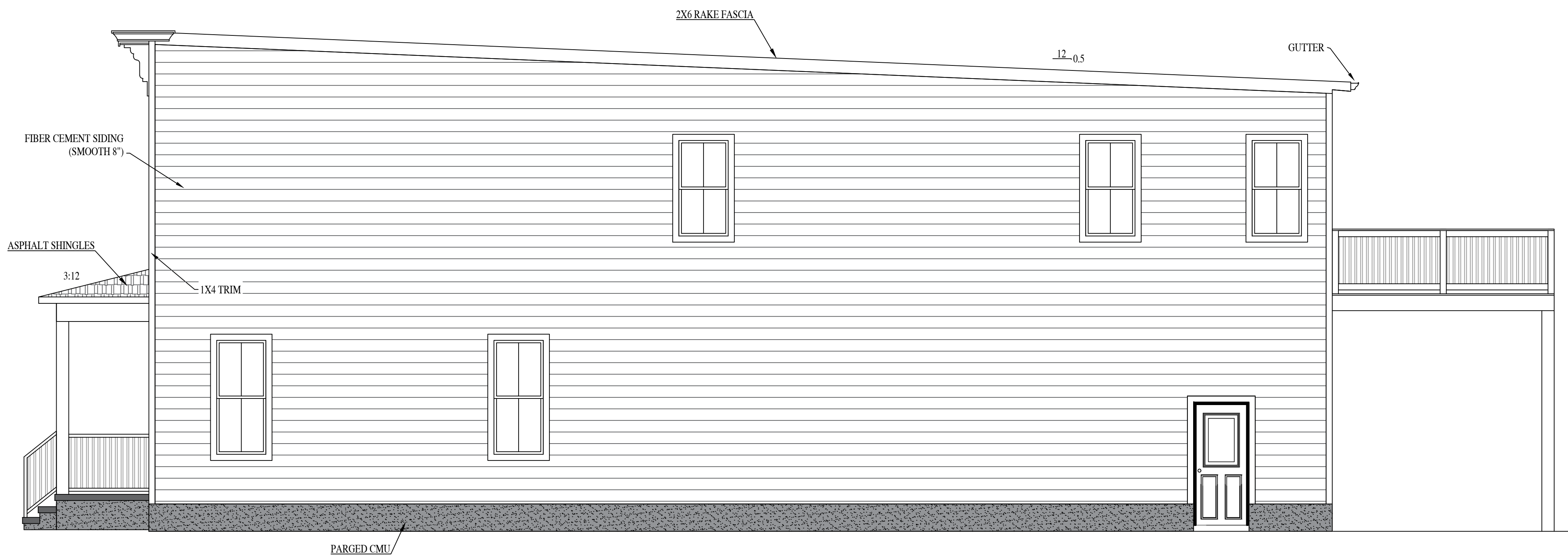
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2-28-2022

SHEET:
A1.1





FRONT ELEVATION



RIGHT ELEVATION

3001 & 3001.5
MIDLOTHIAN TURNPIKE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

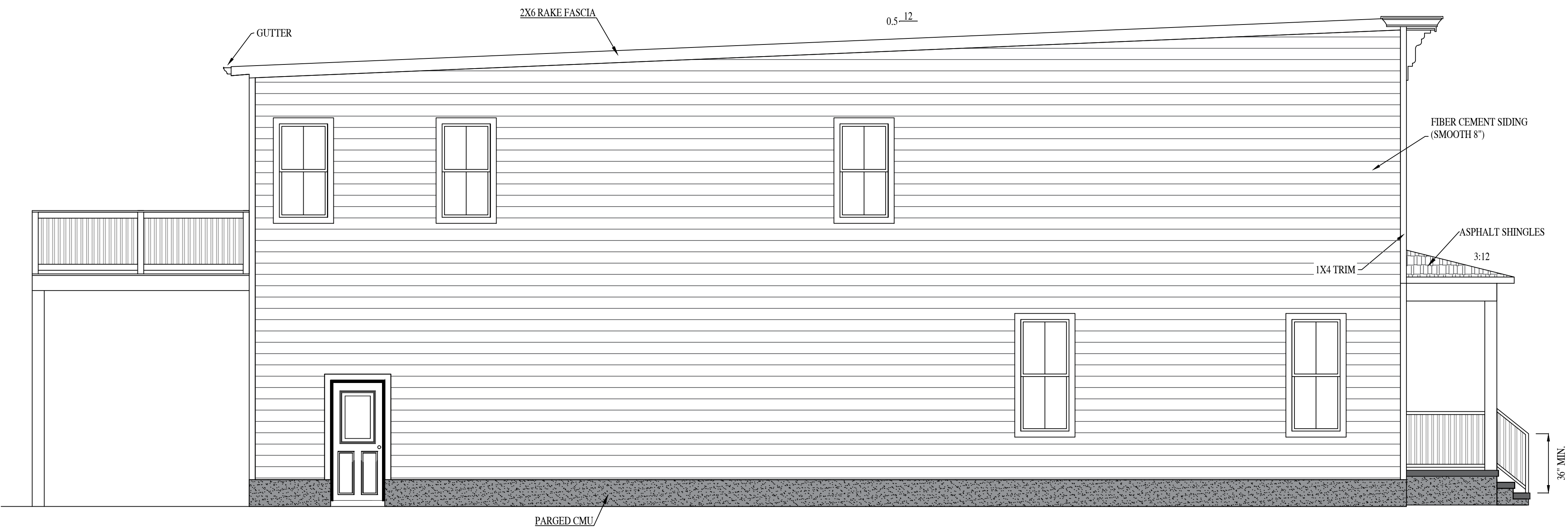
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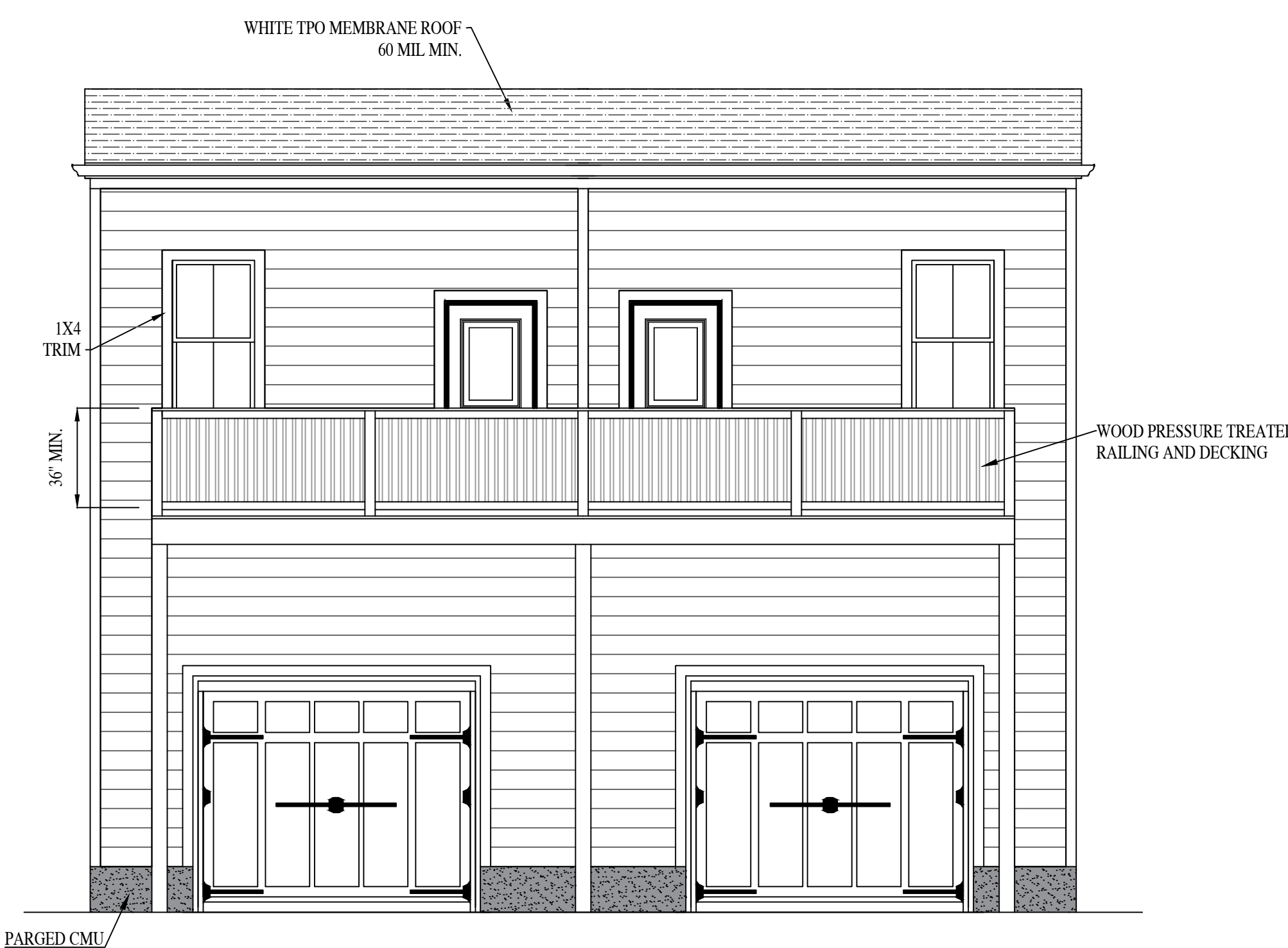
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LEFT ELEVATION



REAR ELEVATION

3001 & 3001.5
MIDLOTHIAN TURNPIKE

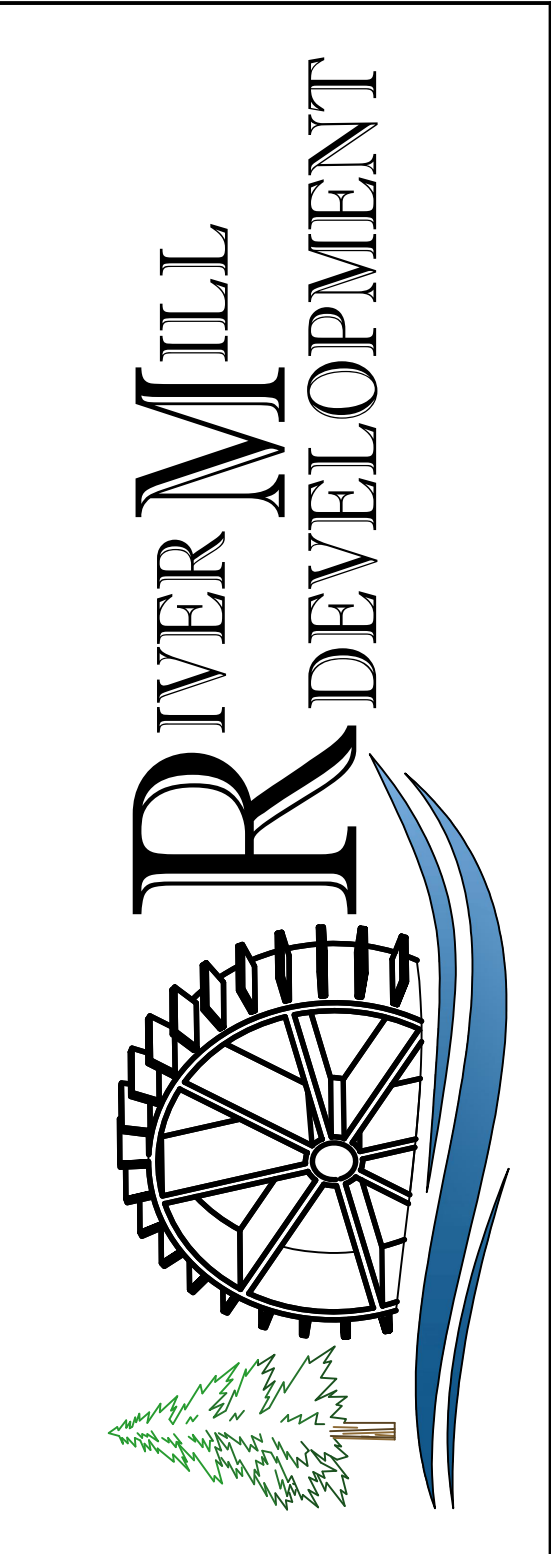
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

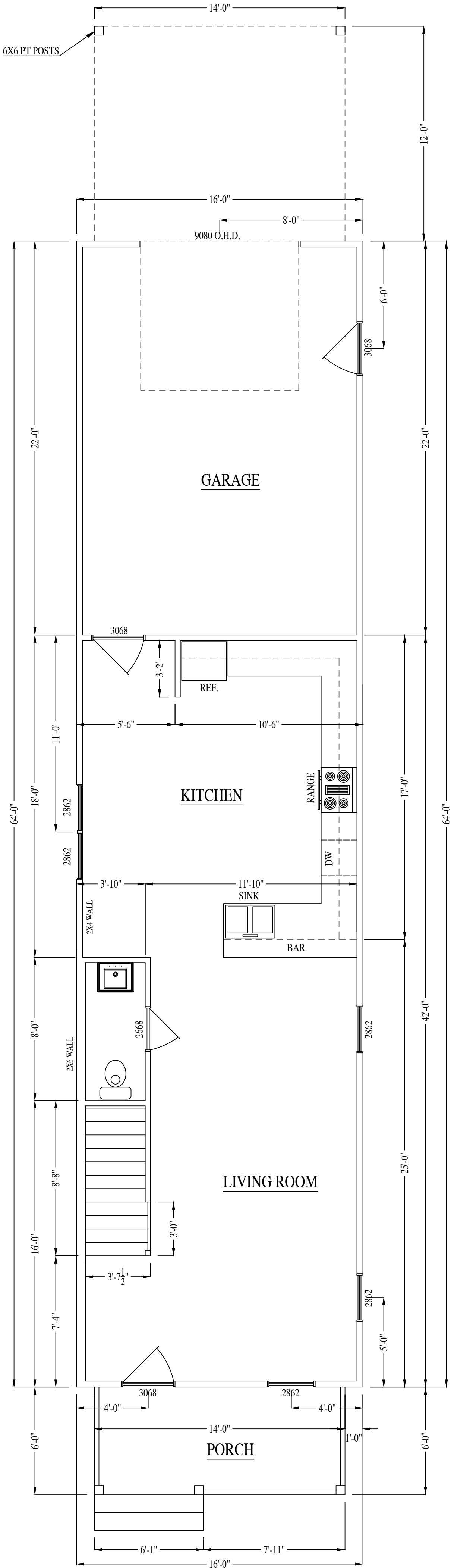
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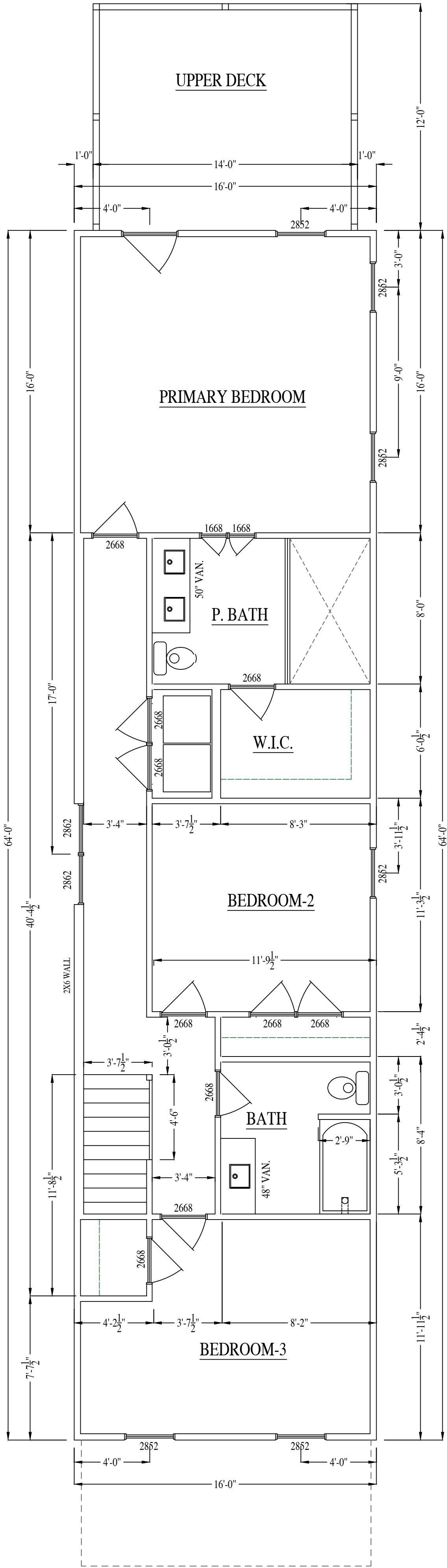


FIRST FLOOR PLAN



1ST FLOOR S.F.: 672
GARAGE S.F. 352
SECOND FLOOR S.F.: 1024

SECOND FLOOR PLAN

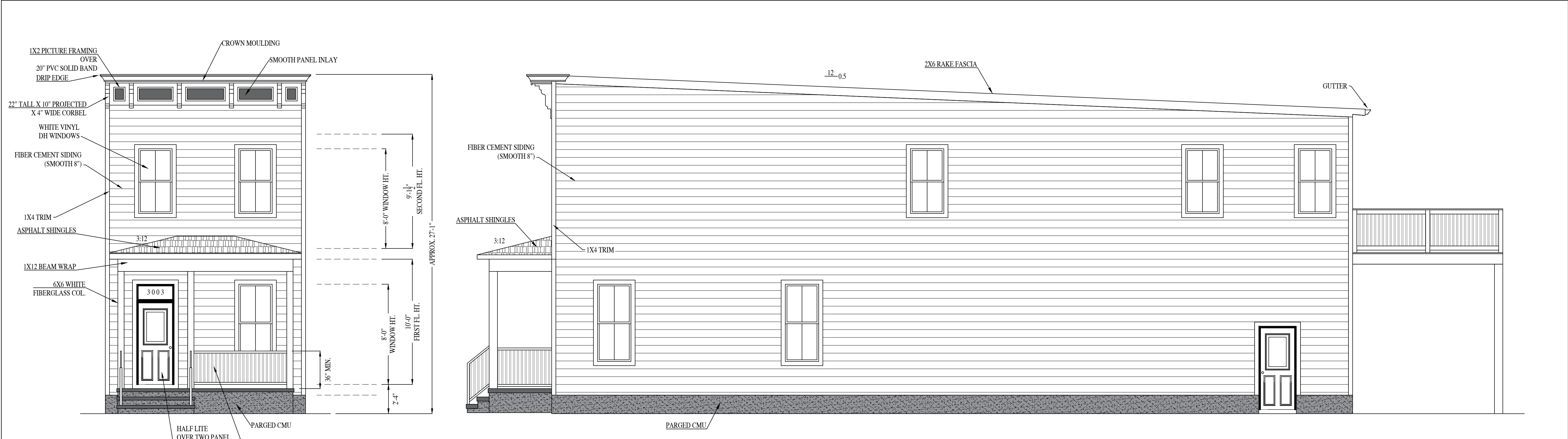


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DATE:
2-28-2022

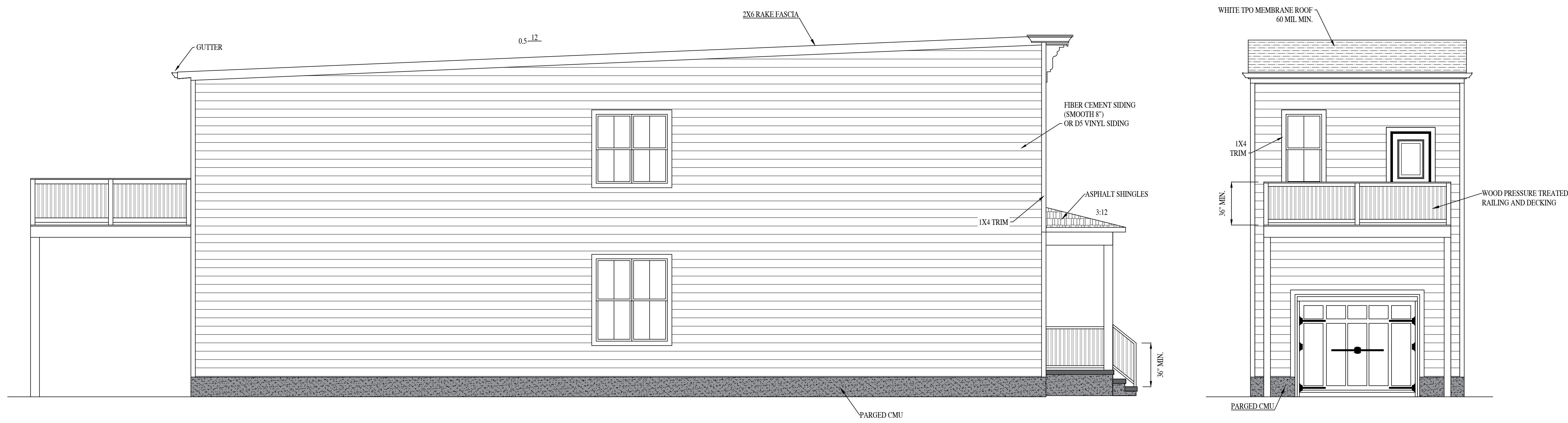
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REVISION NOTES	
DATE	START



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

3003

MIDLOTHIAN TURNPIKE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

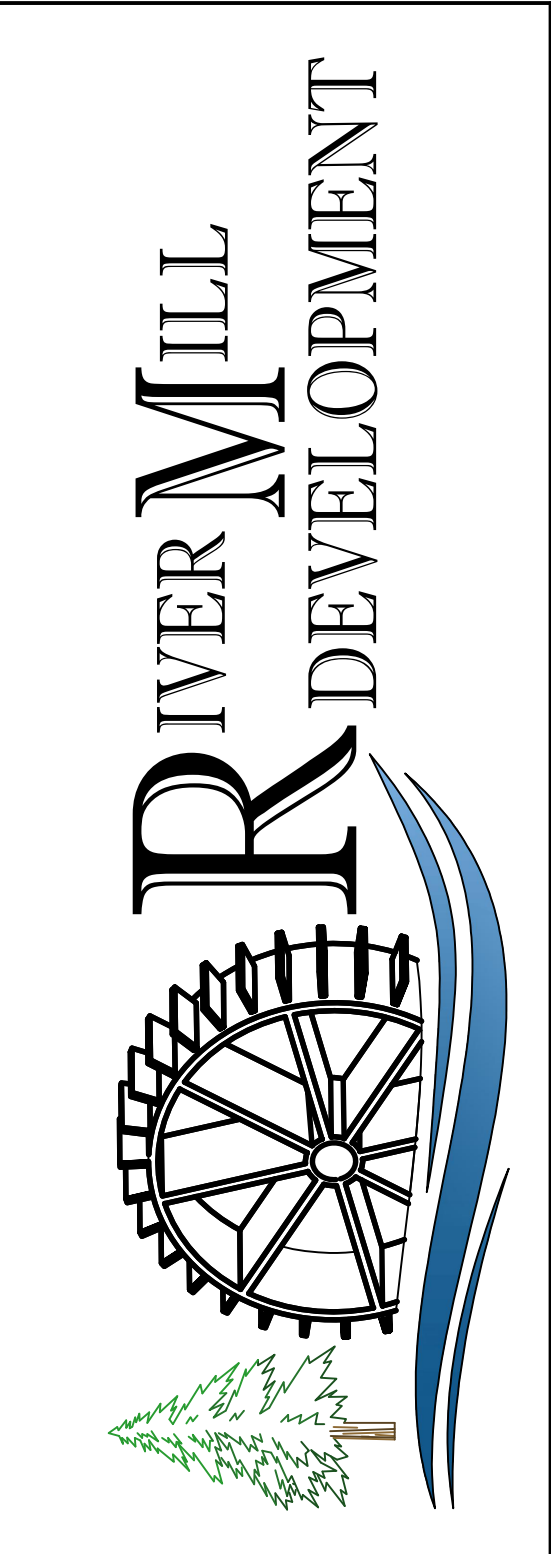
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

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

DATE:
2-28-2022

SHEET:
B2.1



1. WATER/SEWER/GAS INFRASTRUCTURE WILL BE PLACED WITHIN N 19TH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS.
2. SMALL DECIDUOUS TREE ARE TO BE PER APPROVED URBAN FORESTRY LIST.



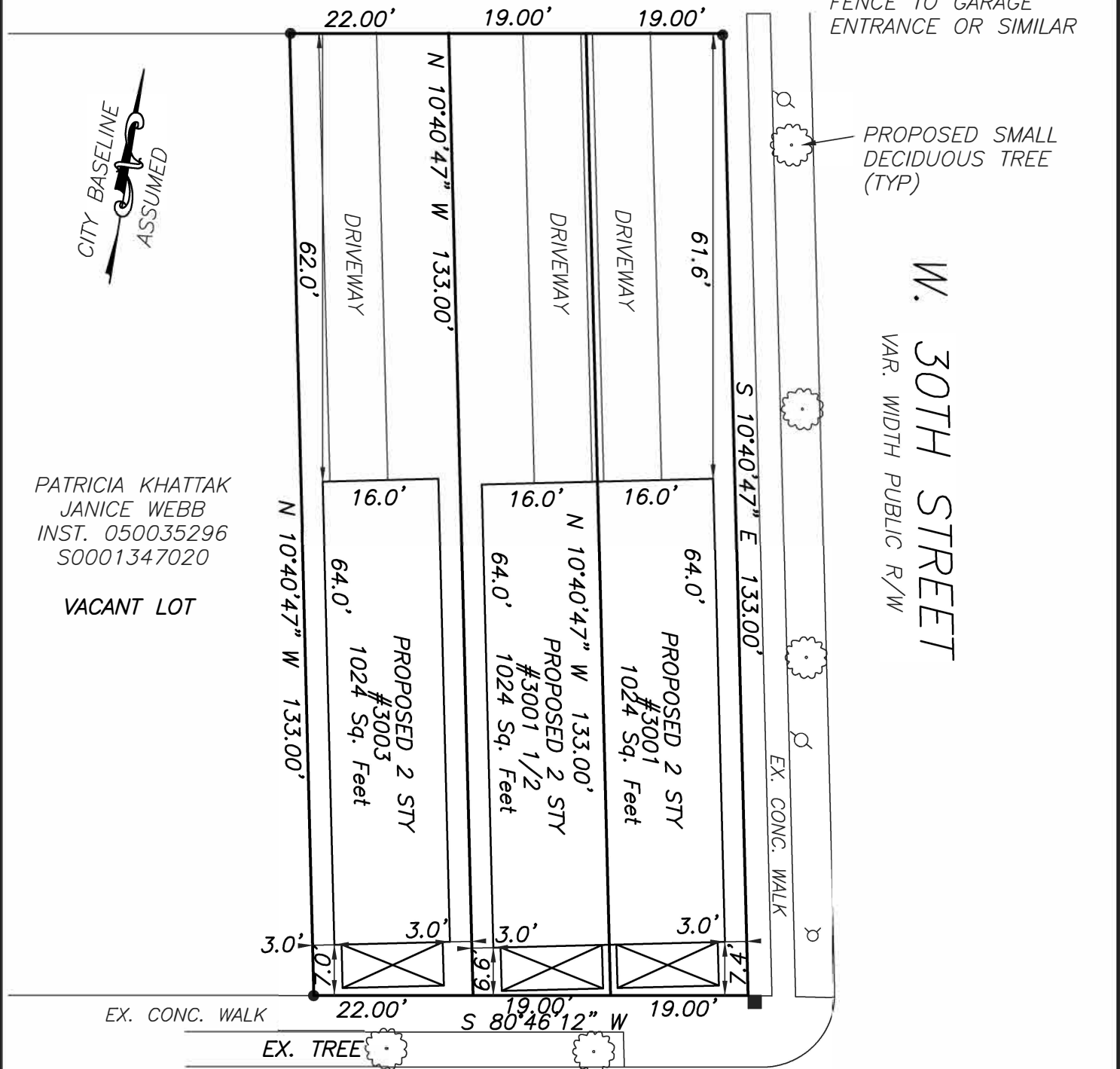
LOT CALCULATIONS

LOT	AREA(SF)	LOT COVERAGE(SF)	LOT COVERAGE %
3001	2526	1024	40
3001 1/2	2526	1024	40
3003	2925	1024	35

PUBLIC ALLEY

N 80°46'12" E

DRIVEWAYS ARE "RIBBON" DRIVEWAY FROM FENCE TO GARAGE ENTRANCE OR SIMILAR



PATRICIA KHATTAK
JANICE WEBB
INST. 050035296
S0001347020

VACANT LOT

MIDLOTHIAN TURNPIKE
VAR. WIDTH PUBLIC R/W

PROPOSED IMPROVEMENTS
3001, 3001 1/2 & 3003
MIDLOTHIAN TURNPIKE

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
JUNE 20, 2022
SCALE: 1"=20'