

INTRODUCED: June 13, 2022

AN ORDINANCE No. 2022-190

To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and Ord. No. 2022-036, adopted Mar. 28, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multifamily use.

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

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

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

I. That Ordinance No. 80-260-81-41, adopted March 9, 1981, as previously amended by Ordinance Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted November 13, 1989, 2006-26-52, adopted February 27, 2006, 2006-260-263, adopted October 23, 2006, 2012-163-164, adopted October 8, 2012, 2017-169, adopted October 9, 2017, and 2022-036, adopted March 28, 2022, be and is hereby amended and reordained as follows:

WHEREAS, by Ordinance No. 80-260-81-41, adopted March 9, 1981, the Council of the City of Richmond approved and permitted the development and use of the tract of land

AYES:           8           NOES:           0           ABSTAIN:       \_\_\_\_\_

ADOPTED:      JUL 25 2022   REJECTED:       \_\_\_\_\_   STRICKEN:       \_\_\_\_\_

containing 63 acres, more or less, located east of Chippenham Parkway and south of the terminus of Hioaks Road, for residential and commercial purposes as shown on the plans entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated October 22, 1980; and

WHEREAS, by Ordinance No. 81-152-138, adopted August 24, 1981, the Council amended the Development Plan to include an additional two acres, permitted additional identification signage for the residential and office park parcels and designated two parcels for the purpose of access to Hioaks Road and Carnation Street, as shown on the plans entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated May 29, 1981 and the design character drawing prepared by Bremner, Youngblood and King and dated May 29, 1981; and

WHEREAS, by Ordinance No. 84-110-83, adopted May 29, 1984, the Council amended the Development Plan to include an additional two acres, increasing the aggregate acreage to 67 acres, more or less, as shown on a site plan entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated August 15, 1983, and authorized an increase in the number of multi-family dwelling units authorized for Beaufont Towers from 521 to 597 units; and

WHEREAS, by Ordinance No. 89-318-295, adopted November 13, 1989, the Development Plan was amended to authorize the use of 3.8 acres for the construction of a 120-bed nursing home as shown on a site plan entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., Architects, Engineers and Planners, Blacksburg, Virginia, and dated September 19, 1989; and

WHEREAS, by Ordinance No. 2006-26-52, adopted February 27, 2006, the Development

Plan was amended to reduce the required landscape buffer along Chippenham Parkway, as shown on a site plan entitled “Community Unit Plan – Beaufont Oaks Healthcare Center Phase II,” prepared by Draper Aden Associates and dated October 28, 2005, which modifies the drawing entitled “Beaufont Oaks Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc. Architects, Engineers and Planners, Blacksburg, Virginia, dated August 15, 1983, revised February 16, 1984, and last revised September 19, 1989; and

WHEREAS, by Ordinance No. 2006-260-263, adopted October 23, 2006, the Development Plan was amended to include a private primary and secondary school in the permitted uses; and

WHEREAS, by Ordinance No. 2012-163-164, adopted October 8, 2012, the Community Unit Plan was amended to include an adult care residence use and to establish the number of permitted adult care residence dwelling units, a portion of which are shown on the plan entitled “Development Plans for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street,” prepared by Lumsden Associates, P.C. and dated December 28, 2011; and

WHEREAS, by Ordinance No. ~~[2017-169]~~ 2022-036, adopted ~~[October 9, 2017]~~ March 28, 2022, the Community Unit Plan was amended to ~~[include a church use]~~ remove the designation of “Reserved for Future Extension” for the area to the north of 350 Hioaks Road as shown on the plans entitled “Beaufont Oaks, Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc., and last revised ~~[May 16, 2017]~~ January 13, 2022, and to

incorporate that area into the area identified as “Beaufont Towers” to its south to accommodate an expansion of the multifamily development identified as “Beaufont Towers,”; and

WHEREAS, the [~~owners~~] owner of the [~~properties~~] property located at [~~350 Hioaks Road and 400 Hioaks Road have~~] 7000 West Carnation Street has submitted to the City Planning Commission (the “Commission”) a request to amend the Community Unit Plan to remove the designation of [~~“Reserved for Future Extension” for the area to the north of 350 Hioaks Road~~] “Proposed Office” for such parcel and to designate such parcel as “Multi-Family Residential” that is shown on the plans entitled “Beaufont Oaks, Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc. and last revised [~~May 16, 2017~~] April 25, 2022 [~~and to incorporate that area into the area identified as “Beaufont Towers” to its south to accommodate an expansion of the multifamily development identified as “Beaufont Towers,” substantially as shown on the plans entitled “Beaufont Oaks, Community Unit Plan,” prepared by Mills, Obenchain, Oliver & Webb, Inc. and last revised January 13, 2022~~]; and

WHEREAS, the Commission has reviewed such request to amend the Community Unit Plan based upon findings of fact as set out in a resolution dated [~~March 7~~] July 5, 2022, and adopted by the Commission on [~~March 7~~] July 5, 2022[~~, a copy of such resolution being attached to this ordinance~~]; and

WHEREAS, the Council concurs in the findings of fact made by the Commission.

NOW THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

That Ordinance No. 80-260-81-41, adopted March 9, 1981, as last amended by Ordinance No. [~~2017-169~~] 2022-036, adopted [~~October 9, 2017~~] March 28, 2022, be and is hereby amended and reordained as follows:

§ 1. That pursuant to Section 17.10(g) of the Charter of the City of Richmond (2020) and Article IV of Chapter 30 of the Code of the City of Richmond (2020), as amended, the development of the land containing 67 acres, more or less, located east of Chippenham Parkway and east and south of Hioaks Road, being further described as follows: beginning at a point on the western line of Hioaks Road said point being 1462.62 feet south, measured along the west line of Hioaks Road, of the south line of Jahnke Road, said point also being the southeastern property corner of a parcel of land now or formerly owned by Chippenham Hospital, Inc.; thence extending 284.89 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 50.03 feet in a southerly direction along a line of bearing S 11° 25' 30" W to a point; thence extending 50.18 feet in an easterly direction along a line of bearing S 76° 34' 52" E to a point; thence extending 688.82 feet in a southerly direction along a line of bearing S 6° 07' 01" W to a point; thence extending 241.56 feet in an easterly direction along a line of bearing S 83° 10' 16" E to a point; thence extending 552.61 feet in an easterly direction along a line of bearing S 78° 56' 43" E to a point; thence extending 344.37 feet in an easterly direction along a line of bearing S 84° 47' 08" E to a point; thence extending 30.75 feet in an easterly direction along a line of bearing S 81° 00' 00" E to a point; thence extending 281.08 feet in an easterly direction along a line of bearing S 76° 36' 40" E to a point; thence extending 1323.68 feet in a southerly direction along a line of bearing S 22° 05' 30" W to a point; thence extending 1472.45 feet in a westerly direction along a line of bearing N 84° 23' 20" W to a point; thence extending 160.84 feet in a southerly direction along a line of bearing S 14° 12' 50" E to a point; thence extending 389.37 feet in a westerly direction along a line of bearing S 72° 26' 41" W to a point; thence extending 1168.50 feet in a northerly direction along the east line of Chippenham Parkway to a point thence extending 668.62 feet in an easterly direction along a line of bearing N

71° 51' 45" E to a point on the west line of Hioaks Road; thence extending 1082.01 feet in a northerly direction along the west line of Hioaks Road to the point of beginning, and a parcel of land containing 4.0130, being described as follows: beginning at an iron rod on the eastern right-of-way line of Chippenham Parkway, said rod being a common corner to Sigma Corporation and Fralin and Waldron, Inc., and lying approximately 1,300 feet north of the Chippenham Parkway/U.S. Route 60 intersection; said rod being a point on a curve concave to the right and having a radius of 11,387.16 feet, a tangent of 188.33 feet, and a chord of 376.60 feet bearing N 16° 24' 50" W; thence with said right-of-way through a delta of 1° 53' 42" and an arc of 376.62 feet to an iron rod; thence leaving said right-of-way N 72° 26' 41" E, 389.37 feet to an iron rod; thence N 72° 26' 41" E, 20.03 feet to a point; thence S 14° 12' 50" E, 51.18 feet to a point on a curve, said curve being concave to the right, and having a radius of 115.12 feet, a tangent of 18.84 feet, a chord of 37.19 feet bearing S 58° 00' 34" E; thence through a delta of 18° 35' 29" and an arc of 37.35 feet to a point of compound curvature; said curve being concave to the right, and having a radius of 207.52 feet, a tangent of 64.44 feet, a chord of 123.08 feet bearing S 31° 27' 50" E; thence through a delta of 34° 30' 00" and an arc of 124.96 feet to a point; thence S 14° 12' 50" E, 81.06 feet to a point of curvature of a curve of a curve concave to the right, said curve having a radius of 118.39 feet, a tangent of 55.21 feet, a chord of 100.7 feet bearing S 10° 47' 10" W; thence through a delta of 50° 00' 00" and an arc of 103.31 feet to point of compound curvature, said curve being concave to the right and having a radius of 177.96 feet, a tangent of 12.36 feet, a chord of 24.66 feet bearing S 39° 45' 35" W; thence through a delta of 7° 56' 50" and an arc of 24.68 feet to a point; thence S 14° 12' 50" E, 30.58 feet to a point on the line common to Fralin and Waldron, Inc., and Sigma Corporation; thence with said line S 77° 36' 07" W 20.01 feet to an iron rod; thence continuing with said line S 77° 36' 07" W 374.44, feet to the

point of beginning, for residential and commercial purposes, a community unit plan as authorized in Chapter 30, Article IV of the Code of the City of Richmond (2020), as amended, as per the preliminary plan and approved Development Plans, as amended, for the development of not more than 597 multi-family dwelling units, of which 174 units may be designated as or converted to no more than 217 adult care residence dwelling units, 145,000 square feet of office space, 20,000 square feet of commercial space, a private school consisting of elementary and secondary grades with an accessory day care, a day care center, a church, a 120-bed nursing home, open space, and recreational facilities, parking and other attendant facilities on the above-described property, is hereby approved and permitted upon the following terms and conditions:

(1) That final plans for grading, storm drainage and retention facilities shall be approved by the Director of Public Utilities of the City prior to issuance of building permits. If storm water retention is required on the nursing home site or other development sites, as determined by the Director of Public Utilities, the location, landscaping and screening of the retention area(s) shall be shown on the final plans and shall be subject to the approval of the Planning Commission;

(2) That all cost related to extension of utilities to serve the development shall be borne by the owner, except to such extent as normal City policy relative to cost-sharing for utilities serving non-residential development may be applicable;

(3) That a perpetual scenic easement (in accordance with provisions of the Code of Virginia) covering the 12.9 acre open space area shown on the plan and located to the north of “Carnation Road” shall be dedicated to the City, at no cost to the City, by the owners of the property. Terms of the easement dedication shall prohibit any development on the site other than open space recreational facilities and storm water retention and drainage facilities, and fee simple

title to such land shall be made available to the City at appraised value at such time as the City desires to take title and use such land for public purposes, The City shall not obligated to reimburse the owner for any improvements related to storm water drainage or retention facilities serving the adjacent development. Terms of the easement shall also specify that any improvements to the land shall be subject to approval by the Chief Administrative Officer and that maintenance of the land and all improvements shall be the responsibility of the owner until such time as the City takes title. Prior to the issuance of any building permits on the project site such easement agreement, approved as to form and content by the City Attorney, shall be executed and recorded;

(4) The rights-of-way for Hioaks Road extended and Carnation [~~Road~~] Street shall be dedicated to the City at no cost at such time as requested by the City. The right-of-way for the public street extending southward from the intersection of Hioaks Road and Carnation Streets shall be dedicated to the City at no cost at such time as required by the City. The construction of the public street shall be at the cost and expense of the developer. The width and alignment of the right-of-way at its intersection with Carnation Street hall be in accordance with the requirements of the Director of Public Works of the City;

(5) The plan shall not be construed to preclude access to abutting properties located east of Hioaks Road and north of Carnation [~~Road~~] Street; and prior to or at the time of Planning Commission approval of a final plan for development of any portion of the Beaufont Oaks site east of Hioaks Road and north of Carnation [~~Road~~] Street, provision shall be made for such access to abutting property as may be required by the Planning Commission or by applicable law;

(6) Areas of the site not devoted to building, parking, walkways, recreation facilities and utility installations required by the City shall be left in their natural state except for selective clearing of underbrush and unhealthy materials, and shall be supplemented with additional landscape improvements where needed to enhance the aesthetic character of the development, achieve screening of undesirable views, buffer traffic noise and ameliorate other adverse conditions. The 20-foot buffer easement on the east side of the nursing home site shall be left in its natural state and, to the extent necessary to achieve an effective visual screen from the abutting property, shall be supplemental by the planting of evergreen vegetative material not less than six feet in height;

(7) The minimum number of parking spaces for residential uses shall be [~~as required by the R-43 zoning district regulations~~] one space per unit, provided that the minimum number of spaces for units to be occupied by elderly and/or handicapped persons shall be one space per two adult care residence dwelling units;

(8) The minimum number of parking spaces for all office, shopping, education and, day care center, and church uses shall be as required by normal zoning ordinance provisions;

(9) The detailed design and arrangement of all parking areas, driveways, access drives and service areas shall be subject to Planning Commission approval in conjunction with final plan review of each phase of development. All parking area improvement and screening requirements set forth in Article VII of the zoning ordinance shall be met;

(10) The general character and architectural treatment of the shopping cluster shall be compatible with Phase I residential structures, and where possible, shall incorporate similar materials and colors. All signs, display windows and service appurtenances shall, to the extent possible, be oriented away from Carnation [~~Road~~] Street;

(11) Signage for the shopping cluster shall conform to the B-1 District regulations. Signage for all other components of the plan shall conform to the RO-1 District regulations with respect to number, size, placement and lighting, except that: one permanent identification sign shall be permitted adjacent to each of the two access drives serving Beaufont Oaks Phase I; and one permanent identification sign shall be permitted adjacent to each of the three access drives serving the office park; and one permanent sign not exceeding fifteen square feet in area identifying Beaufont Towers, Beaufont Manor, Beaufont Health Care Center (nursing home), and Beaufont Oaks Phase II shall be permitted at the southwest corner of Hioaks Road and Carnation Street. Such identification signs shall be of the general character shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006;

(12) Buildings and parking areas shall be set back at least 75 feet from the right-of-way of Chippenham Parkway, except that the setback for Beaufont Oaks Healthcare Center parcel may be reduced to 50 feet, as shown on the plans attached to Ord. No. 2006-260-263, adopted October 23, 2006, provided that a 10-foot supplemental planting strip is provided within the setback along its eastern edge. The plantings shall be evergreen trees, not less than five (5) feet in height at the time of planting and shall be spaced not less than ten (10) feet on center. The understory vegetation within the planting strip may be thinned in order to facilitate the planting of the evergreen screening trees provided that there is no substantial removal of existing trees. The remaining setback area shall be left in its natural state. All buildings and parking areas shall be set back not less than 25 feet from Hioaks Road and Carnation ~~[Road]~~ Street east of Hioaks, except that setbacks for the shopping cluster shall be determined by the Planning Commission at the time of final plan approval with consideration for necessary amenities, and provided that no minimum setback from Hioaks Road and West Carnation Street shall apply to the "Multi-Family

Residential” at 7000 West Carnation Street. Parking areas within the Beaufont Oaks apartments site shall be provided with a setback of not less than ten feet from the proposed public street right-of-way that extends southward from Carnation Street;

(13) Access from Phase I to Warwick Road shall be of a temporary nature as specified in the approval of the final plans for that phase by the Planning Commission;

(14) That final detailed plans, including site plans, typical elevation drawings, typical floor plans, and drainage and utility plans, for each phase of the development shall be submitted to and approved by the City Planning Commission prior to issuances of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the objectives of the preliminary plan as adopted by Council and not in conflict with any of the conditions specified herein. Otherwise, the Commission shall not approve such plans. Building permits shall be requested within twelve months of the date of Commission approval of final plans. Plans submitted for building permit approval shall be substantially in conformance with plans approved by the Commission. In accordance with section 30-456.9 of the Code of the City of Richmond (2020), as amended, the plans entitled “Development Plan for Phase II – Sitework Beaufont Richmond, Virginia, The Beaufont Towers Retirement and Assisted Living Community Located at 7017 W. Carnation Street”, prepared by Lumsden Associates, PC and dated December 28, 2011, having been approved by the City Planning Commission on September 4, 2012, and copies of which are attached to Ordinance No. 2012-163-164, adopted October 8, 2012, [~~and~~] the plans entitled “The Barrington at Hioaks Parking Expansion,” prepared by Dewberry Engineers Inc., and dated December 2, 2021, copies of which are attached to and made a part of [~~this amendatory ordinance~~] Ordinance No. 2022-036, adopted March 28, 2022; and the plans entitled “7000 W Carnation Street,” prepared by Walter Parks Architects,

and dated February 15, 2022, and “7000 Carnation Prepared for Lynx Ventures,” prepared by Kimley Horn, and dated February 22, 2022, copies of which are attached to and made a part of this amendatory ordinance, shall be deemed to be the final plan for the phase of development shown on said plans. An application for a building permit for the plans referred to above and attached to this amendatory ordinance, shall be made within twenty-four (24) months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate;

(15) Vehicular access from the adjacent vacant B-3 zoned land to the cul-de-sac and/or to the nursing home driveway may be permitted in conjunction with a specific development proposal for that vacant land, subject to the approval of the Directors of Public Works and Planning and Development Review;

(16) A secondary means of emergency access shall be provided to the nursing home site, either through the adjacent office building site to the south or through the vacant B-3 zoned land to the east. Such access shall be approved by the Director of Planning and Development Review and the Chief of Fire and Emergency Services.

(17) For the purposes of this ordinance, the term “adult care residence dwelling unit” means any dwelling unit functioning as part of a facility operated or maintained as a residence providing for the maintenance or care of four or more adults who are aged, infirm or disabled and which is licensed by the Commonwealth of Virginia as an assisted living facility. All adult care residence dwelling units shall contain provisions for living and sleeping, with sanitation facilities within the unit, and with or without cooking facilities within the unit. Those units that do not contain cooking facilities shall be occupied solely by individuals qualifying for assisted living care, as determined by the Commonwealth of Virginia, and shall not be occupied by the general public.

§ 2. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:  
*Amelia D. Reed*  
City Clerk



# City of Richmond

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

## Item Request File Number: PRE.2022.0180

### O & R Request

**DATE:** May 16, 2022

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: 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, Dept. of Planning and Development Review

**RE:** To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and 2022-036, adopted March 14, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multi-family use.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and 2022-036, adopted March 14, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multi-family use.

**REASON:** The applicant has requested the permitted uses for the Beaufont Oaks Community Unit Plan be amended to remove the designation of "Proposed Office" at 7000 West Carnation Street to allow for the construction of a multi-family development on that property.

**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 July 5, 2022, meeting.

**BACKGROUND:** The subject property, known as 7000 West Carnation Street, is a component of the Beaufont Oaks Community Unit Plan. The underlying zoning of the subject property is R-3 (Single Family Residential). The subject property is 5.393 acres and is currently unimproved. The subject property is located in the Hioaks neighborhood of the Midlothian Planning District.

The applicant is proposing to construct two four-story street-facing multi-family buildings that would contain a total of 218 dwelling units, with on-street parking provided to the rear.

Richmond 300 recommends a future land use of “Destination Mixed Use” for the property. The primary uses envisioned for Destination Mixed Use are retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses are institutional and government. The development style envisioned is higher density, transit oriented on vacant or underutilized sites. New development should be urban in form, may be of larger scale than the existing context, and should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place, with many vertically mixed use buildings. A gridded street pattern should be continued or introduced to increase connectivity. Ground floor uses are envisioned to engage with and enliven the street through windows, doors, storefronts and other features that allow transparency and interaction between building and street. The recommended intensity is high with new buildings typically a minimum of five stories. Pedestrian, bicycle and transit access must be prioritized.

The property is also adjacent to the Chippenham Hospital National/Regional Node. This node is envisioned as continuing to provide high quality jobs associated with the hospital and medical office related uses. Additionally, the older multi-family residential communities can be redeveloped into high density, mixed use neighborhoods. The redesign of these communities should emphasize walkable, well connected communities with well-designed buildings, a street grid, sidewalks, and street trees. The growth potential for the area is medium. The older low density, multi-family developments can be redeveloped with a mix of uses, higher residential densities and a mix of housing types. The portions of Jahnke Road and Hioaks Road that abut the property are each designated as a “Major Mixed use Street” and the portion of Jahnke Road that abuts the property is designated as a “Great Street” on the Great Streets and Street Typologies Map.

Chippenham Hospital and complementary medical office buildings are located west of the subject property. A place of worship and undeveloped land is located to the east. Medical offices are located to the north and multi-family residential use is located to the south.

**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:** \$1,500 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 13, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
July 5, 2022

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amend Ord. No. 2022-036

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

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

**STAFF:** Richard Saunders, Senior Planner  
Land Use Administration (Room 511) 646-5648



Application for: **COMMUNITY UNIT PLAN**

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)

- preliminary plan
- preliminary plan admendment
- Final Plan
- Final Plan Admenment

**Project Name/Location**

Property Address: 7000 W Carnation St Date: October 25, 2021

Tax Map #: C0050776004 Fee: \$1,500.00

Total area of affected site in acres: 5.39

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-3 (Beaufont Oaks CUP)

Existing Use: Vacant land

**Proposed Use**

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

Multifamily

Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2017-169

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 23 W Broad St, #304

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** 7000 CARNATION ACQUISITION LLC

If Business Entity, name and title of authorized signee: John Gregory, Managing Partner

(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: 7 E 2ND ST

City: RICHMOND State: VA Zip Code: 23224

Telephone: ( ) Fax: ( )

Email: jgregory@lynxventures.com

**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 community unit plans)



October 28, 2021

Kevin Vonck, Acting Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
kevin.vonck@richmondgov.com

RE: Applicant's Report for an Amendment at Beaufont Oaks Community Unit Plan (7000 Carnation St)

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Community Unit Plan (CUP) amendment application for the property at 7000 Carnation Street. With this application the property owner, 7000 Carnation Acquisition, LLC, is petitioning the City Council for a CUP amendment to authorize the development of a multifamily development.

Documents submitted as part of this application contain a preliminary layout of the site as well as the character of the proposed improvements. Therefore, we are requesting that the preliminary plan also serve as the final plan to be approved by the Planning Commission and City Council in accordance with Sec. 30-456.9 of the Zoning Ordinance.

#### *Site*

This undeveloped property is located in the City's Midlothian Planning District at the northeast corner of the intersection of Carnation Street and Hioaks Road. The property has a land area of 5.39 acres and is part of the Beaufont Oaks Community Unit Plan that was approved by City Council in 1980 and last amended in 2017. Currently, the site is wooded and undeveloped. The adjacent property to the north is a medical office building, and to the east is a church.

#### *Zoning and CUP Ordinance Conditions*

The property is located in an R-3 Single-Family Residential district. Ordinance No. 80-260-81-41 authorized a Community Unity Plan on the site in 1980 and has been amended several times since then. The latest amendment was adopted by City Council in 2017 via Ordinance No. 2017-169. While the R-3 district prohibits any multifamily or commercial uses, the CUP ordinance authorizes a wide variety of multifamily and commercial uses for the properties located within the boundaries of the CUP and details requirements for floor area, building height, parking, screening, signage, and other regulations specific to the CUP. With regards to multifamily use, the ordinance limits the total number of dwelling units at 597.

### *Proposal*

We propose to develop two multifamily buildings at 7000 Carnation Street with a total of 218 dwelling units comprising of a mix of one, two, and three-bedroom units. The four-story buildings would front along Hioaks Road and Carnation Street. The buildings would be constructed with high-quality materials, and their design would promote pedestrian friendliness along the streets. Amenities such as a clubhouse, swimming pool, landscape area, and a dog park would be provided for the use of the residents. The CUP requires a minimum setback of 25 feet for the property. We propose to amend the ordinance to allow for a setback as shown on the conceptual plan of approximately 10 feet to enhance pedestrian activity along the street.

Parking serving the dwellings would be located behind the buildings at the interior of the property. The current CUP regulation require 1.5 spaces per units with 2 or more bedrooms, and 1.25 spaces per units with less than 2 bedrooms. We propose to amend the current regulation to the standard zoning requirement of one parking space per dwelling unit.

The proposed multifamily development would provide greatly needed high-quality housing options for residents in South Richmond. In addition to attracting potential new residents to Richmond, the development of this underutilize property would provide substantial economic development for this area of the City.

### *Master Plan*

Richmond 300 designates the property for Destination Mixed Use. These areas are key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Primary uses are retail/office/ personal service, multi-family residential, cultural, and open space. Buildings typically a minimum height of five stories.

### *City Charter Conditions*

This is a unique opportunity to bring new housing to a currently undeveloped property in an area identified by the City for multifamily development. We trust that you will agree with us that this proposed CUP amendment meets the City Charter criteria and the City Code criteria for the granting of CUPs as the project will lessen congestion in streets, secure safety from fire, panic and other danger, promote health, sanitation and general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate public and private transportation and the supplying of public utility services and sewage disposal, and facilitate provision for schools, parks, playgrounds, and other improvements and requirements.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

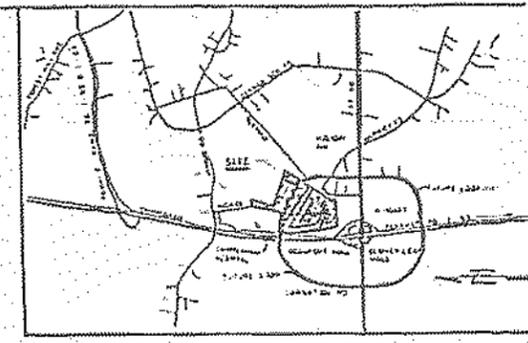
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with the first letter "L" being particularly large and stylized.

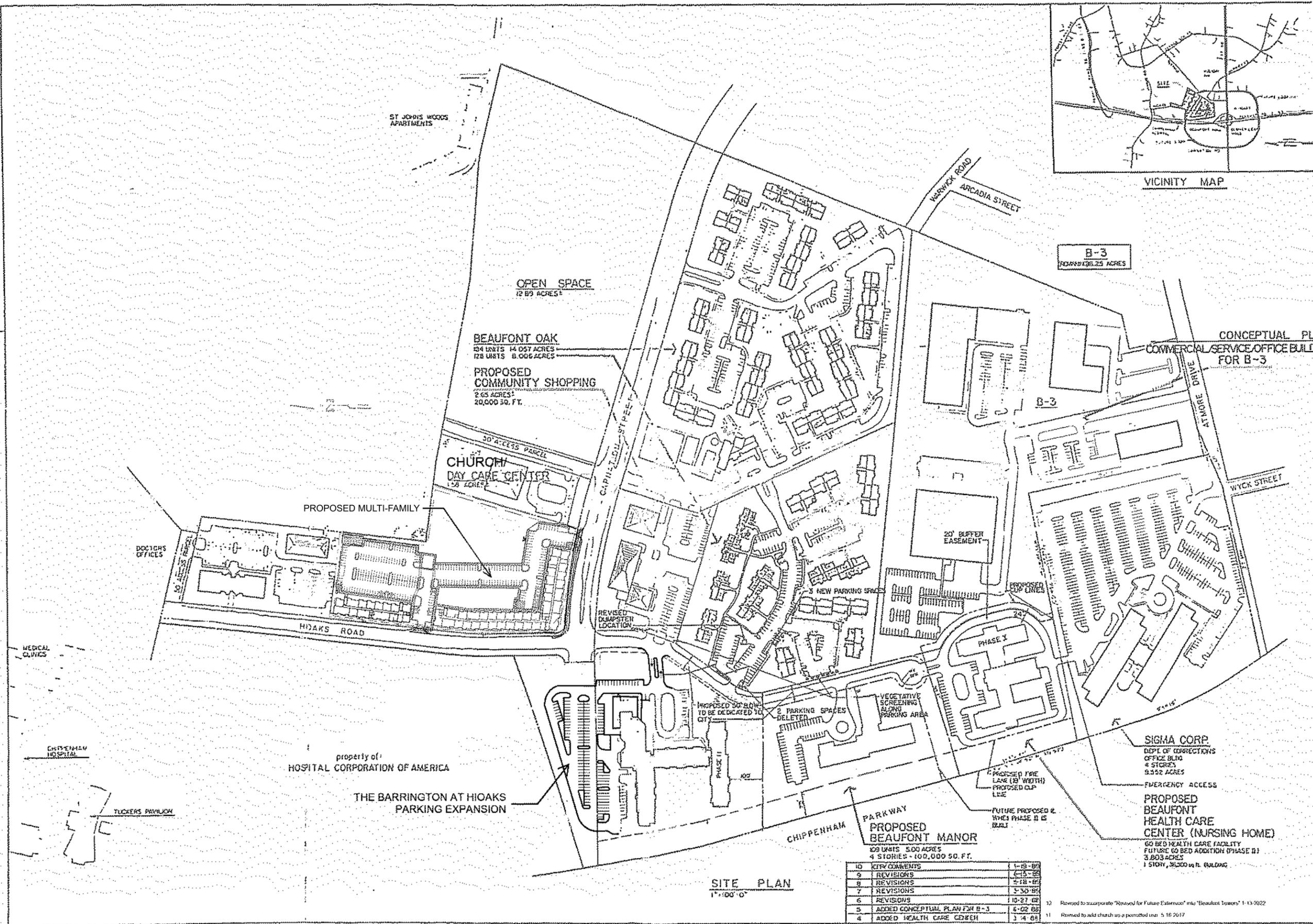
Lory Markham

Enclosures

cc: The Honorable Michael J. Jones, 9<sup>th</sup> District Representative  
Richard Saunders, Secretary to the City Planning Commission



VICINITY MAP



SITE PLAN  
1" = 100' 0"

10	CITY COMMENTS	1-19-02
9	REVISIONS	2-15-02
8	REVISIONS	5-18-02
7	REVISIONS	5-30-02
6	REVISIONS	10-27-02
5	ADDED CONCEPTUAL PLAN FOR B-3	6-02-02
4	ADDED HEALTH CARE CENTER	3-14-02
3	REVISED SERVICE REASONING PLANS	2-5-02
2	REVISED SUELT	1-25-02
1	BEAUFONT MANOR-TOWERS UPGRADE	10-4-00
BE	REVISIONS	7/11

12 Revised to incorporate "Revised for Future Estimates" into "Beaufont Towers" 1-13-2022  
11 Revised to add church as a permitted use 5-16-2017

**MILLS, OBENCHAIN, OLIVER & WEBB, INC.**  
ARCHITECTS • ENGINEERS • PLANNERS  
GLASSBORO, VIRGINIA

DESIGNED: MOGW  
DRAWN: D.C. QH  
DATE: 5/23/02

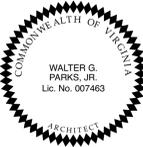
APPROVED: [Signature]  
ARCH. REG. #238  
DATE: 5/23/02

**BEAUFONT OAKS**  
COMMUNITY UNIT PLAN  
RICHMOND VIRGINIA

FILE COPY - STAFF COPY  
C&R COPY - 1989 AMENDMENT  
File Copy- April 25, 2022 Amendment



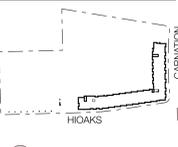
**walter PARKS**  
ARCHITECTS  
ARCHITECTURE + INTERIOR DESIGN  
313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
t: 644-4761  
f: 644-4763  
wparks.com



**7000 W CARNATION ST**

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



KEY PLAN

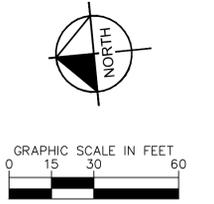
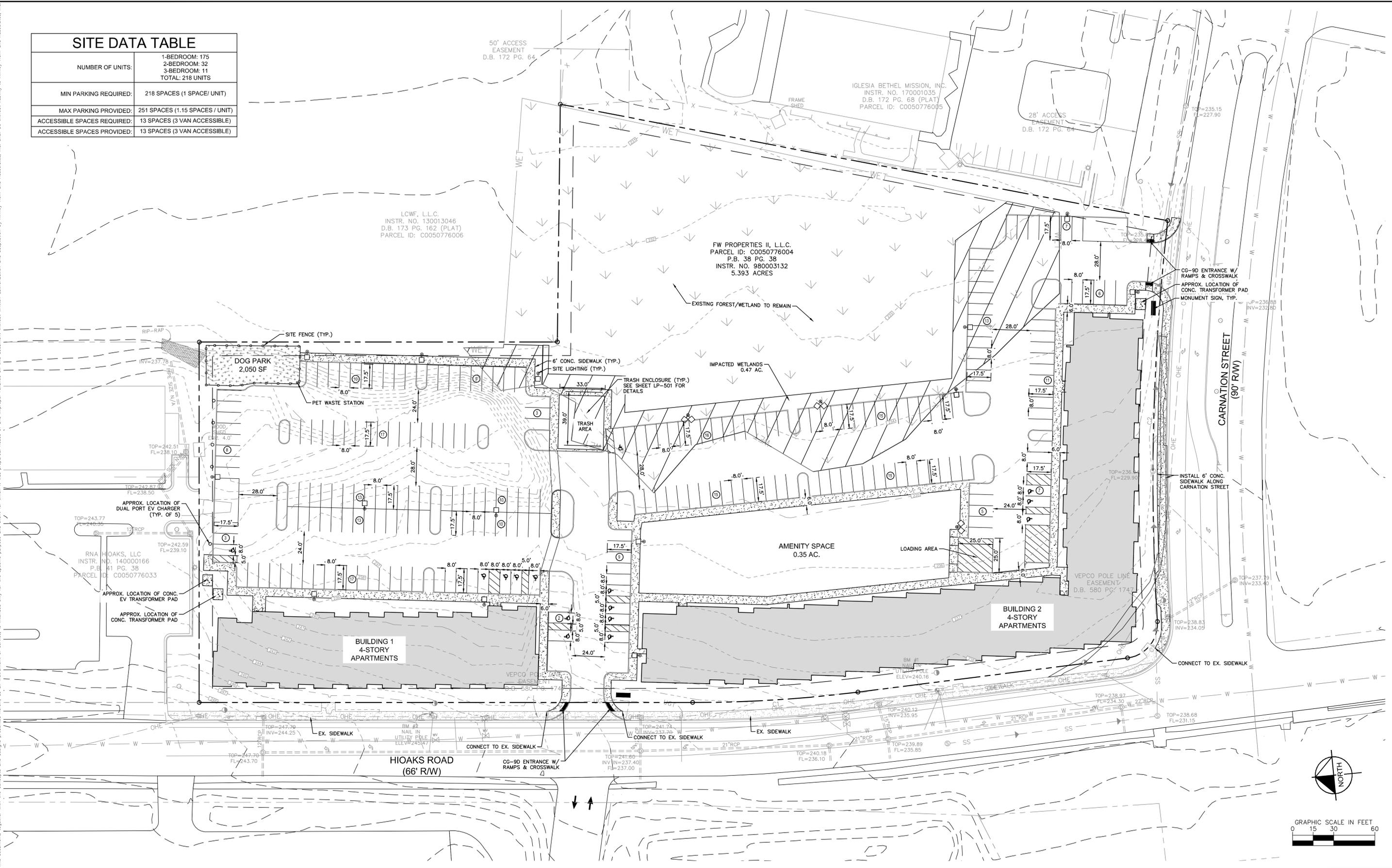
REVISIONS	TAG	DATE

PROJECT #: 21.06  
ISSUE DATE: 2/15/22

Prepared by: Timothy J. Fleming, 10/2022  
Reviewed by: Walter G. Parks, Jr., 10/2022  
Project: 7000 W Carnation St, Richmond, VA 23225

Plotted By: Scott, Justin | Sheet: Set:Kha | Layout: CS-100 | Site Plan | February 22, 2022 | 03:38:03pm | K:\RVC\_OVA\113295003 - Lynx 7000 Carnation - Richmond, VA\CAD\Exhibits\CS-100\_Site Plan.dwg  
 This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE	
NUMBER OF UNITS:	1-BEDROOM: 175 2-BEDROOM: 32 3-BEDROOM: 11 TOTAL: 218 UNITS
MIN PARKING REQUIRED:	218 SPACES (1 SPACE/ UNIT)
MAX PARKING PROVIDED:	251 SPACES (1.15 SPACES / UNIT)
ACCESSIBLE SPACES REQUIRED:	13 SPACES (3 VAN ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED:	13 SPACES (3 VAN ACCESSIBLE)



No.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

KHA PROJECT  
113295003  
DATE  
02/22/2022  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**7000 CARNATION**  
PREPARED FOR  
**LYNX VENTURES**

CITY OF RICHMOND

LICENSED PROFESSIONAL

VIRGINIA DATE:

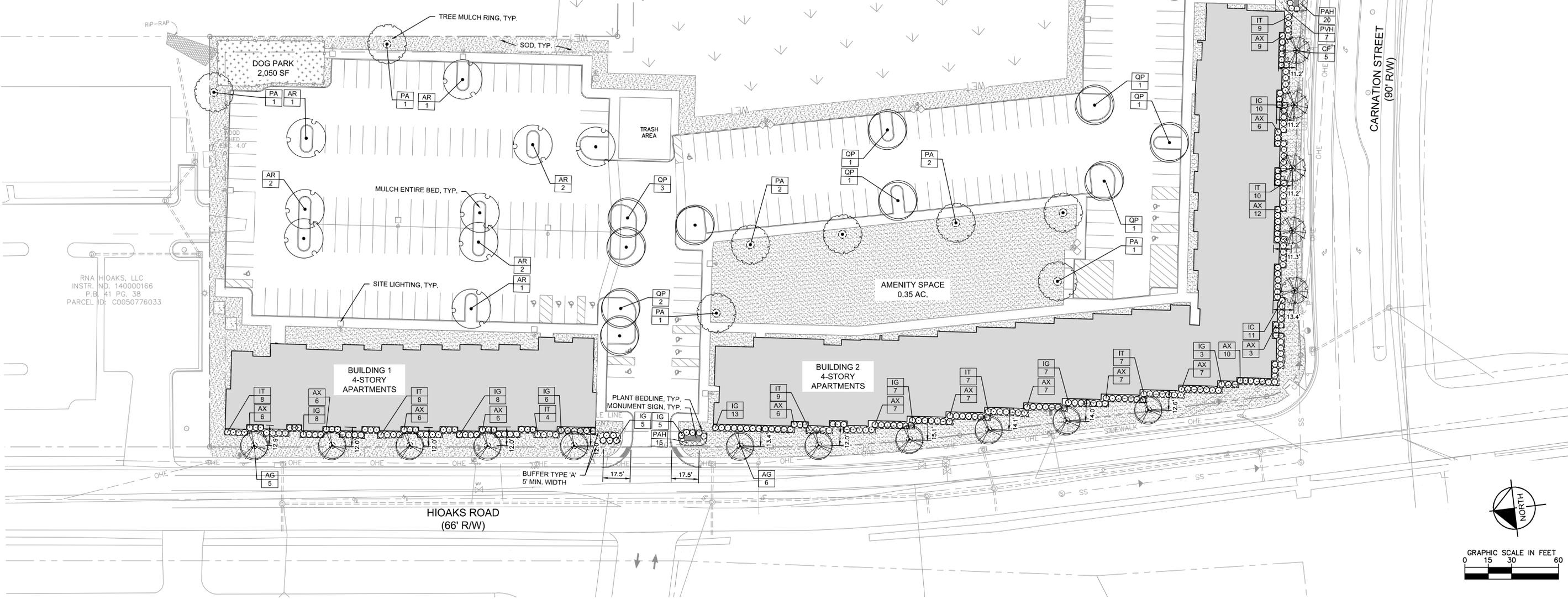
**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**CS-100**

Plotted By: Scott, Justin Sheet Set: KHA Layout: Landscape Plan February 22, 2022 03:40:19pm K:\RICHMOND\113295003 - Lynx 7000 Carnation - Lynx 7000 Carnation - Richmond, VA\CAD\Exhibits\LP-100 Landscape Plan.dwg  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE OVERALL						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT	REMARKS
AR	9	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2.5" Cal	Strong Central Leader, Matched.
PA	8	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B & B	2.5" Cal	Strong Central Leader, Matched.
QP	13	Quercus phellos 'QPSTA' TM	Hightower Willow Oak	B & B	2.5" Cal	Strong Central Leader, Matched.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT	REMARKS
AG	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	8" HT. MIN	Single Stem; Strong Central Leader, Matched.
CF	5	Cornus florida	Flowering Dogwood	B & B	8" HT. MIN	Strong Central Leader, Matched.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
AX	105	Abelia x 'Rose Creek'	Rose Creek Abelia	Cont.	24" HT. MIN.	Full To Ground, Dense.
IC	31	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	Cont.	42" HT. MIN.	Full To Ground, Dense.
IG	62	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.	42" HT. MIN.	Full To Ground, Dense.
IT	62	Itea virginica 'Sprich' TM	Little Henry Sweetspire	Cont.	24" HT. MIN.	Full To Ground, Dense.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
PVH	14	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	36" O.C.	
PAH	35	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1	24" O.C.	

- LANDSCAPE NOTES:**
1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF "AMERICAN STANDARDS OF NURSERY STOCK," PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  2. LANDSCAPING WILL BE DESIGNED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.
  3. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APPROVED LANDSCAPING PLANS. DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.
  4. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
  5. SOD SHALL BE SELECTED VARIETIES KNOWN TO PERFORM WELL IN THE AREA AND AS RECOMMENDED BY THE LATEST VIRGINIA COOPERATIVE EXTENSION VIRGINIA TURFGRASS VARIETY RECOMMENDATIONS.
  6. SEE SHEET LP-501 FOR PLANTING NOTES AND DETAILS.
  7. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT OTHERWISE COVERED BY MULCHED PLANT BEDS, PAVEMENTS, BUILDINGS, ETC. SHALL BE PERMANENTLY STABILIZED WITH LAWN GRASS. SEE SHEET LP-501 FOR NOTES AND DETAILS.
  8. SEE LP-501 FOR LANDSCAPE TABULATIONS AND REQUIREMENTS



**Kimley»Horn**

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
113295003  
DATE  
02/22/2022  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**7000 CARNATION**  
 PREPARED FOR  
**LYNX VENTURES**

LICENSED PROFESSIONAL

CITY OF RICHMOND VIRGINIA DATE:

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**LP-100**

No.	REVISIONS	DATE	BY

Plotted By: Scott, Justin Sheet Set: KHA-7000-Carnation-Details February 22, 2022 03:47:22pm K:\RICHMOND\7000-Carnation-LP-100-Landscape-Planting-Details.dwg  
 This document, together with the concepts and design presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**GENERAL NOTES**

- Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
- Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
- Planting beds and individual tree plantings shall be mulched continuously as specified.
- Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
- Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
- Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
- Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-por individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage. Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
- Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
- All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
- Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

**PERFORMANCE SPECIFICATION**

**I. PLANTS**

- A. General**
- Live healthy plants free of dead branches and parts
  - Free of disease, insect, injury and damage
  - Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
  - Free of girdling roots or rootbound/circling container conditions
  - Plants of consistent in growth habit and healthy character
  - Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
  - Point of origin growing location within 100 miles of project site
  - Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
  - Species identified consistent with *Hortus Third, Concise Dictionary of Plants Cultivated in the United States and Canada*, most current edition and *Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses*, most current edition
  - All disturbed areas shall be grass seed unless otherwise identified on landscape plans

- B. Trees:**
- Deciduous Single Trunk
    - Full, straight and upright with consistent symmetrical natural branching pattern throughout
    - Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction
  - Deciduous Multi-Trunk
    - Full and upright with straight consistent symmetrical natural branching pattern throughout
    - Canes evenly spaced and of similar growth habit
    - Free of suckers and extraneous branching
  - Evergreen Single-Trunk
    - Full and upright with continuous symmetrical dense top natural habit
    - Clear branching height twelve (12) inches above top of rootball
    - Free of suckers and extraneous branching
    - Do not shear or otherwise prune to shape plantings

- C. Evergreen and Deciduous Shrubs**
- Full, dense and naturally symmetrical.
  - Consistent with container and/or balled and burlapped size
  - Free of suckers and extraneous branching
  - Do not shear or otherwise prune or shape plantings

- D. Evergreen and Deciduous Groundcover**
- Full and dense in pots or flats

- E. Perennials and Seasonal Color**
- Full and dense in pots or flats

- F. Turf Grass**
- 1. Subgrade**
- Soil Mix-10% Compost, 90% topsoil by volume
  - Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¼ inch in any dimension
  - Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

- 2. Grass Sod**
- Install not longer than twenty-four (24) hours from harvest
  - Grass bed not less than two (2) inches in continuous thickness
  - 100% continuous live sod coverage after first growing season and at end of warranty period.
  - Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
  - Stagger installation rows and place aligned parallel to contours
  - Fill joints solidly with planting bed preparation soil
  - Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

- 3. Grass Seed**
- Mix approved by the Landscape Architect
  - Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
  - Provide seed mix not greater than 15% annual or perennial rye
  - Coverage 85% continuous coverage live stand after first growing season and at end of warranty
  - Replacement or overseeding mixes consistent with original application/installation
  - Provide erosion blankets or other slope retention methods as noted on drawings

**II. Materials and Appurtenances**

- A. Testing**
- Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

- B. Top Soil**
- Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¼ inch in any direction. Clay content shall not exceed 25%.Gravel content shall not exceed 10%. Silt shall not exceed 25%

- C. Use of Existing Topsoil**
- Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

- D. Shredded Hardwood Mulch**
- 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

- E. Composted Pine Bark Fines**
- 100% organic ground pine bark with no particle dimension greater than ¼-inch and no greater than 10% wood content

- F. Compost Ph**
- Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

- G. Compost Testing**
- Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
  - Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

- H. Planting Mix**
- 85% topsoil and 15% Compost

- I. Fertilizer**
- Granular 10% nitrogen, 6% Phosphorus, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

- J. Herbicide**
- Product and Material Safety Data as approved by Owner

- K. Water**
- Potable only unless otherwise approved by Owner

- L. Hardwood Stakes**
- 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

- M. Tree Ties**
- Villa Non-Abrasive Rubber Tree Ties or approved equal

- N. Filter Fabric**
- Mirafi 140-N or approved equal

- O. Steel Edging**
- 1/8-inch x 4-inch in full sections. Ryerson, Timec or approved equal with integral stakes. No open corners. Corners shall be formed and trued to compliant angle or welded closed

- P. River Stone**
- Locally sourced, river rounded, unfaceted river stone/cobbles.
  - Size shall not exceed 3 total inches in any dimension.
  - Color and texture approved by Owner
  - When placed in concrete or mortar setting bed, tamp to secure and brush clear joints.
  - Concrete or mortar as approved by owner.

- III. Execution**
- A. Site Conditions**
- Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
  - Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
  - Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
  - Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
  - Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

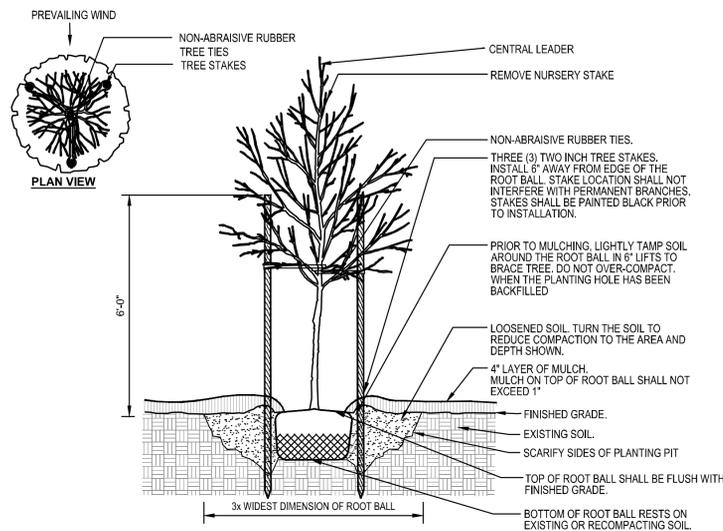
- B. Planting Seasons**
- Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

- 1. Deciduous and Evergreen Trees**
- Do not install the following trees between September 15 and March 15
- Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinea)
  - Dogwood (Cornus Sp.)
  - Sweetgum (Liquidambar Sp.)
  - All Conifers and Evergreens except White Pine (Pinus strobus Sp.)
- 2. Deciduous and Evergreen Shrubs**
- Install/plant between March 15 and June 15 and/or September 15 and November 30
- 3. Perennials**
- Install/plant between March 15 and June 15 and/or September 15 and November 30
- 4. Spring Flowering Bulbs**
- Install/plant between September 15 and December 15
- 5. Seasonal Annuals**
- Install/plant in season per approved schedule
- 6. Turf Grass**
- Install/plant between March 15 and May 15 and/or September 15 and November 30
  - Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work
- 7. No Plant Installation**
- Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

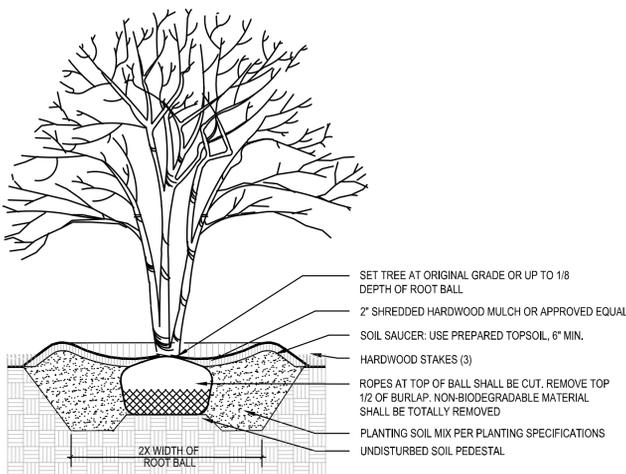
- C. Positioning & Location of Plantings**
- Position plants to show the most-prominent and well-formed face to most-public view
  - Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
  - Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

- D. Implementation**
- Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
  - Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
  - Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
  - Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
  - Report delays due to extraordinary natural or other conditions beyond control of Contractor

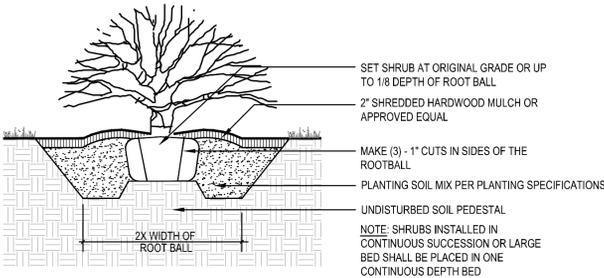
- E. Clean Up**
- Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
  - Repair any damage to existing conditions that occurred during execution of work.
  - All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.



**1 DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**2 ORNAMENTAL TREE PLANTING**  
NOT TO SCALE



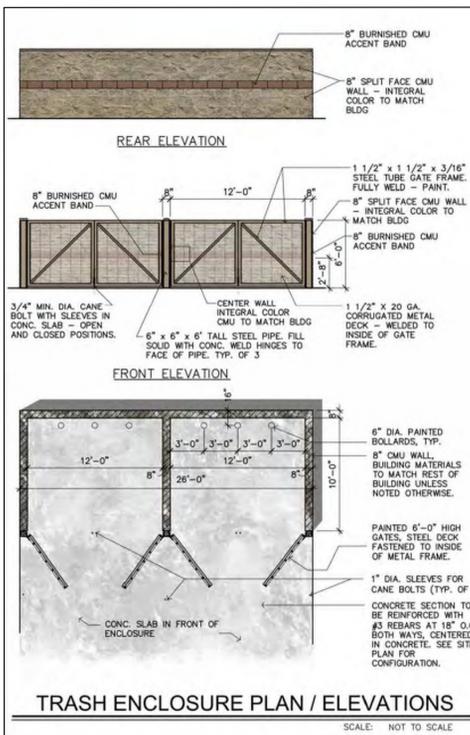
**3 SHRUB PLANTING**  
NOT TO SCALE

REQUIRED TREE CANOPY COVERAGE - SEC-710.15. TREE COVERAGE REQUIREMENTS		
Required	Calculation	Provided
A parking area serving a use other than a use with drive-up facilities or facilities for dispensing motor fuels, or a parking lot, shall have a projected tree coverage area equivalent to not less than 30 square feet for each parking space contained in the parking area or parking lot.	243 spaces x 30 SF = 7,410 SF	7,500 SF

TREE CANOPY BREAKDOWN				
Qty.	Type	Size	10 Yr. Canopy	
13	Hightower Willow Oak	3" CAL.	250 SF	3,250 SF
9	October Glory Red Maple	3" CAL.	250 SF	2,250 SF
8	Bloodgood London Plane Tree	3" CAL.	250 SF	2,000 SF
0 SF	Existing Trees to Remain		1.25	0 SF
				Total: 7,500 SF

7000 CARNATION - CITY OF RICHMOND - SEC. 30-710.13. PERIMETER BUFFERS: LANDSCAPE REQUIREMENTS				
Location	Width (LF)	LF	Requirement	Provided
North Property Line (Along R-3 Zoning)	N/A	N/A	N/A	N/A
East Property Line (Along R-3 Zoning)	N/A	N/A	N/A	N/A
<b>South Property Line (Carnation Street)</b>				
Buffer "A," shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property, but in no case less than five feet, and shall include an evergreen vegetative screen not less than 3½ feet in height at the time of installation placed along the setback line of the parking area.	10	36	Evergreen Vegetative Screen	10 Shrubs
<b>West Property Lines (Hoaks Road)</b>				
Buffer "A," shall have a depth of not less than the minimum yard requirement applicable along each street frontage of the property, but in no case less than five feet, and shall include an evergreen vegetative screen not less than 3½ feet in height at the time of installation placed along the setback line of the parking area.	10	36	Evergreen Vegetative Screen	10 Shrubs

INTERNAL LANDSCAPE ISLAND REQUIRED - SEC. 30-710.14. INTERNAL LANDSCAPING REQUIREMENTS		
Required	Calculation	Provided
Within parking areas containing 30 or more parking spaces serving uses other than uses with drive-up facilities or facilities for dispensing motor fuels and within parking lots containing 30 or more parking spaces: one landscaped island for every 15 parking spaces, or major fraction thereof, for the first 100 parking spaces, plus one landscaped island for every additional 20 parking spaces, or major fraction thereof;	247 Total Spaces 100 Spaces / 15 = 6.66 Islands 155 Spaces / 20 = 7.75 Islands <b>15 Landscape Islands Required</b>	18 Landscape Islands



**TRASH ENCLOSURE PLAN / ELEVATIONS**  
SCALE: NOT TO SCALE



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

KHA PROJECT  
113295003

DATE  
02/22/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

7000 CARNATION  
PREPARED FOR  
LYNX VENTURES

CITY OF RICHMOND

VIRGINIA

DATE:

LICENSED PROFESSIONAL

PRELIMINARY LANDSCAPE  
NOTES AND DETAILS

SHEET NUMBER

LP-501

No.	REVISIONS	DATE	BY

Plotted By: Scott, Justin Sheet Set: KHA Layout: Lighting Plan February 22, 2022 03:45:04pm K:\VIC\_GVA\113295003 - Lynx 7000 Carnation - Richmond, VA\CAD\Exhibits\CL-100 Lighting Plan.dwg  
 This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

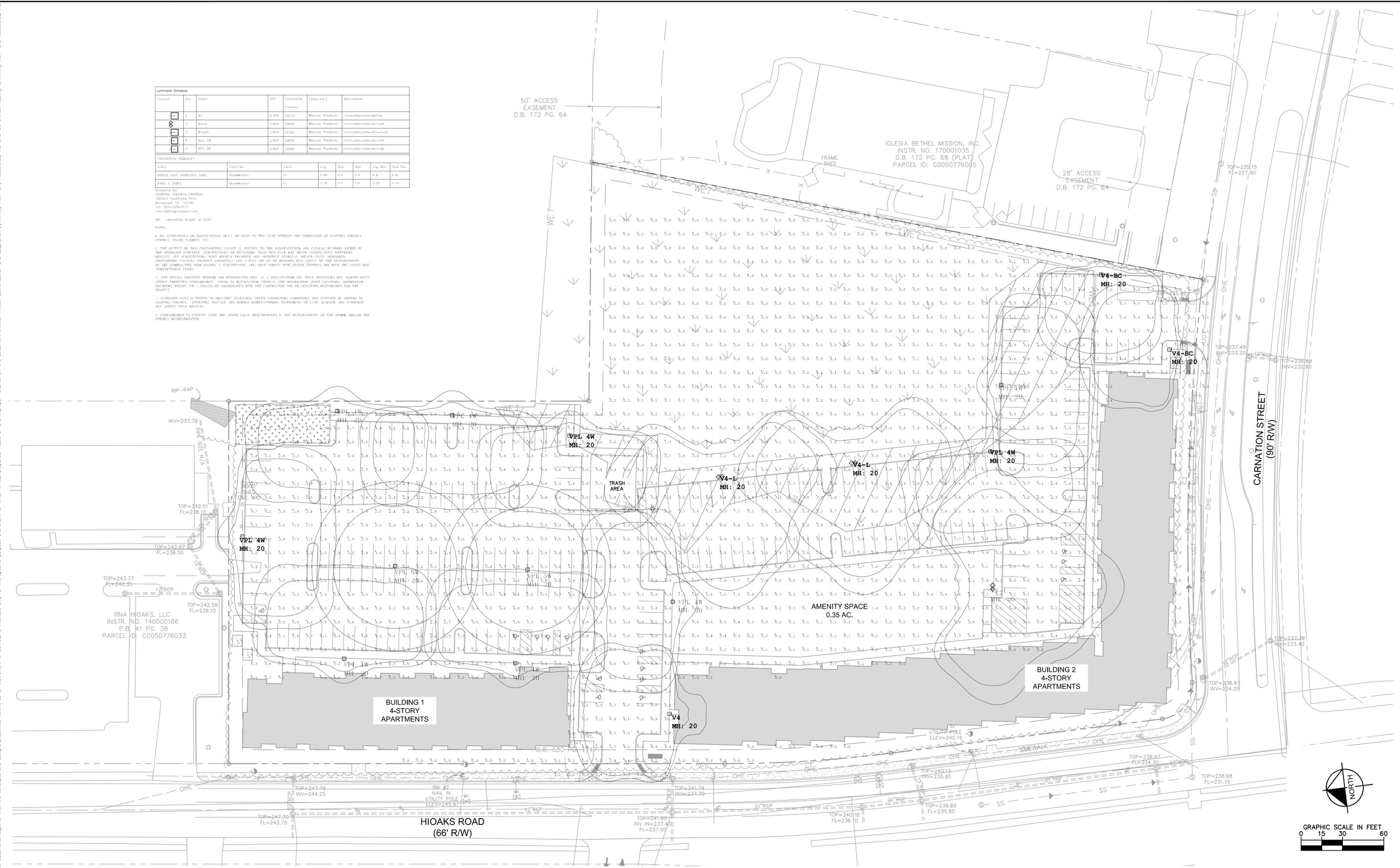
Luminaire Schedule						
Symbol	Qty	Label	LF	Luminaire Type	[MANUFACT]	Description
⊕	1	V4	0.95	20775	Recon Products	VPL=4W=220-4K7-4
⊕	3	V4-L	1.00	19036	Recon Products	VPL=4W=100-4K7-4R
⊕	2	V4-BC	1.00	14106	Recon Products	VPL=4W=100-4K7-4-BC
⊕	9	VPL 1R	1.00	19036	Recon Products	VPL=4W=100-4K7-4R
⊕	2	VPL SW	1.00	20606	Recon Products	VPL=4W=100-4K7-4R

Label	CapType	Label	Top	Max	Min	Avg. Min	Max Min
MOIST LAMP PROTECTIVE LAMP	Blowdown	FL	0.00	0.0	0.0	3.4	3.4
FLAME B. PROTE	Blowdown	FL	2.20	0.1	1.9	2.09	0.09

Prepared by:  
 LIGHTING VIRGINIA CENTRAL  
 1000-C Southlake Blvd  
 Richmond, VA 23230  
 Tel: 804-330-7777  
 www.lightingvirginia.com  
 MLI: awaiting input to ILLT

- NOTES:
- NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL ADAMS PARENTI, LLC.
  - THE OUTPUT OF THIS PHOTOGRAPHIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR MODIFICATIONS FROM THIS PLAN MAY AFFECT ILLUMINATION PERFORMANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. PHOTOGRAPHIC LAYOUTS, PRODUCT SCHEDULES AND A FULL SET OF THE REPORTS WILL BE SUBMITTED BY THE RESPONSIBILITY OF ANY CONTRACTOR, FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.
  - THE NOTES THROUGH HEREON ARE REFLECTIVE ONLY OF A REPRESENTATION OF THE CONDITIONS AND CONDITIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (TOP LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR APPLICABLE RESPONSIBILITY FOR THE PROJECT.
  - LUMINAIRE DATA IS REFERRED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND DERIVED BY THE LIGHTING VIRGINIA, OPERATING VOLTAGE AND NOMINAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
  - CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.



**Kimley»Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 113295003  
 DATE  
 02/22/2022  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

**7000 CARNATION**  
 PREPARED FOR  
**LYNX VENTURES**

LICENSED PROFESSIONAL  
 CITY OF RICHMOND  
 VIRGINIA

**PRELIMINARY LIGHTING PLAN**

SHEET NUMBER  
**CL-101**

No.	REVISIONS	DATE	BY



