

INTRODUCED: March 25, 2019

AN ORDINANCE No. 2019-089

To authorize the special use of the properties known as 5400 Hull Street Road, 5336 Hull Street Road, and 5348 Hull Street Road for the purpose of self-storage facilities and multifamily dwellings containing up to 245 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 22 2019 AT 6 P.M.

WHEREAS, the owner of the properties known as 5400 Hull Street Road, which is situated in a R-4 Single-Family Residential District, and 5336 Hull Street Road and 5348 Hull Street Road, which are situated in a B-3 General Business District, desires to use such properties for the purpose of self-storage facilities and multifamily dwellings containing up to 245 dwelling units, which uses, among other things, are not currently allowed by sections 30-408.1 and 30-408.7, and concerning permitted principal uses and height limitations in the R-4 Single-Family Residential District, and 30-438.1, concerning permitted principal and accessory uses in the B-3 General Business District, of the Code of the City of Richmond (2015), as amended; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: APR 22 2019 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other

dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 5400 Hull Street Road, and 5336 Hull Street Road, and 5348 Hull Street Road and identified as Tax Parcel Nos. C007-0176/090, C007-0176/084, and C007-0176/086, respectively, in the 2019 records of the City Assessor, being more particularly shown on a plat entitled “Kemp Enterprises Inc.,” prepared by William C. Gerwitz, Land Surveyor, and dated August 22, 2018, 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 self-storage facilities and multifamily dwellings containing up to 245 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Kemps Village Senior Apartments & Storage Facility, Richmond, Virginia,” prepared by Youngblood, Tyler & Associates, P.C., dated November 20, 2018, and last revised March 7, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as (i) multifamily dwellings containing up to 245 dwelling units and interior and exterior amenity space, substantially as shown on the Plans, and (ii) self-service storage facilities consisting of three single-story buildings and one building not to exceed four stories. The self-service storage facilities shall not exceed an aggregate floor area of 175,000 square feet, substantially as shown on the Plans.

(b) Occupancy of residential units developed upon the Property shall be age-restricted to persons 55 years of age or older in accordance with the following parameters:

1. It is the intent of the parties that residential units shall be occupied by persons 55 years of age or older and that no residential unit shall be occupied by a person under the age of 18 years of age. In some instances, persons under the age of 55 but over the age of 18 shall be entitled to occupy residential units, subject, at all times, to the laws and regulations governing 55 and over restricted housing as more particularly set forth and described in paragraph 2 below.

2. Each dwelling unit within the Property shall be developed and operated in compliance with applicable federal and state laws and regulations regarding housing intended for occupancy by persons 55 years of age or older, including but not limited to, the Fair Housing Act of 1968, 42 U.S.C. § 3601 (1968), except as provided by section 3607(b)(2)(C) of the Fair Housing Act of 1968, 42 U.S.C. § 3601 (1968), regarding discrimination based on familial status; the Housing for Older Persons Act of 1995; the Virginia Fair Housing Law; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; any exemptions or qualifications thereunder; and

any amendments to the foregoing as now or may hereafter exist. Specific provisions of the age restriction described above and provisions for enforcement of the same shall be set forth in a declaration of restrictive covenants and property owners' association documents.

(c) No more than 300 on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans.

(d) Within the area specifically designated for the self-service storage facility use, a single caretaker's dwelling unit may be provided. If provided, any occupancy of this dwelling unit shall be limited to the employed staff of the storage facility. There shall be no age restriction on the occupancy of the caretaker's dwelling unit.

(e) Signs pertaining to the Special Use shall be limited to signs permitted in all districts, in accordance with section 30-505 of the Code of the City of Richmond (2015), as amended, and to the signs as shown on the Plans. The location and dimensions of the signs shown on the Plans must be approved by the Director of Planning and Development Review in accordance with this ordinance and applicable provisions of the Code of the City of Richmond (2015), as amended. At the Owner's request, the Director of Planning and Development Review may approve signs that are not shown on the Plans but that are otherwise consistent with this ordinance and the Code of the City of Richmond (2015), as amended.

(f) All building materials, material colors, and elevations shall be substantially as shown on the Plans.

(g) All site improvements, including installation of landscaping, fencing, and sidewalks on the Property, shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve site

improvements other than those shown on the Plans that are otherwise consistent with this ordinance. No chain-link fencing shall be permitted on the Property.

(h) The height of the Special Use shall not exceed four stories in height, substantially as shown on the Plans. The maximum height of the Special Use shall not exceed 52 feet.

(i) Lighting structures for the parking areas shall not exceed 30 feet in height. The intensity of illumination within the parking areas shall not be less than 0.5 horizontal foot-candle at any location, provided that in no case shall the intensity of illumination exceed 0.5 horizontal foot-candle at any property line. The lighting maximum-to-minimum ratio within the parking areas shall not exceed 15:1. Parking area lighting fixtures shall be constructed or shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane of the fixture.

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

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), 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 (2015), 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 (2015), 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.

City of Richmond

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

Item Request

File Number: PRE.2018-199

RECEIVED O & R REQUEST
- 8632

MAR 12 2019

FEB 27 2019

Office of the
Chief Administrative Officer
OFFICE OF CITY ATTORNEY

O & R Request

DATE: February 27, 2019

EDITION:1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor)

JS 3/18/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning *DD*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To authorize the special use of the properties known as 5400, 5438, and 5336 Hull Street Road for the purpose of authorizing multi-family dwellings and a self-storage facility.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 5400, 5438, and 5336 Hull Street Road for the purpose of authorizing multi-family dwellings and a self-storage facility.

REASON: The proposed senior apartments will occupy area in both the B-3 General Business District and the R-4 Single-Family Residential District. Section 30-408.1 of the zoning ordinance states that multi-family dwellings are not allowed in the R-4 Single-Family Residential District and section 30-408.7 limits the maximum height of structures in the R-4 district to 35 feet. The proposed buildings will be 52 feet tall.

Section 30-438.1(15) of the zoning ordinance states that dwelling units are not allowed in the B-3 General Business District unless contained in the same building as other permitted uses.

The proposed self-storage facility will be located in the B-3 General Business District. The use is restricted to a maximum of 20,000 feet of floor space in this district and the proposal requests a facility with 175,000 square feet of floor space.

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 April 15, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject properties referenced as 5400, 5438, and 5336 Hull Street Road totally 12.19 acres. The properties located at 5400 and 5366 Hull Street Road are vacant. 5438 Hull Street Road has a 1,267 square foot dilapidated structure located near the Hull Street Road frontage.

The property is located in the Swanson neighborhood of the Midlothian Planning District.

The City of Richmond's Master Plan designates a future land use category for the subject property as General Commercial (Richmond Master Plan.) Primary uses include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. The typical zoning classification that may accommodate this land use category is B-3 General Business District.

Properties adjacent to the subject property to the east and west along Hull Street Road are zoned B-3 General Business and contain commercial uses. The rear portions of the properties abut single-family homes in the R-4 Single-Family Residential District to the west and south. Abutting to the east are the Meadow Creek Apartments on property located in the R-48 Multi-Family Residential District. The properties located across Hull Street Road to the south are within the South Garden neighborhood of the Broad Rock District. They share the same Community Commercial Master Plan Future Land Use Designation as the subject properties and are zoned B-3 General Business District.

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

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

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$2,700 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: March 25, 2019

CITY COUNCIL PUBLIC HEARING DATE: April 22, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
April 15, 2019

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

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: David Watson, Senior Planner, Land Use Administration 804-646-1036



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.richmond.gov/>

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 5400, 5438 & 5336 HULL STREET ROAD Date 07/18/2018
 Tax Map # C07080914 6084 & 6036 Fee \$2700.00
 Total area of affected site in acres 12.5

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

Zoning

Current Zoning R4 & B3

Existing Use COMMERCIAL AND VACANT RESIDENTIAL

Proposed Use

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

55+ HOUSING AND COMMERCIAL STORAGE

Existing Use COMMERCIAL AND VACANT RESIDENTIAL

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number _____

Applicant/Contact Person: WILLIAM C. GERWITZ

Company YOUNGBLOOD TYLER AND ASSOCIATES

Mailing Address 7308 HANOVER GREEN DRIVE

City MECHANICSVILLE State VA Zip Code 23111

Telephone (757) 745-5285 Fax (804) 730-7824

Email BGERWITZ@YOUNGBLOOD-TYLER.COM

Property Owner: KEMP ENTERPRISES INC

If Business Entity name and title of authorized signer: GEORGE B. KEMP, PRESIDENT

(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 2312 CROIX DRIVE

City VIRGINIA BEACH State VA Zip Code 23451

Telephone (757) 422-2918 Fax (757) 422-2879

Email GBKBUILDERSVB@YAHOO.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 special use permits)

APPLICANTS REPORT-SPECIAL USE PERMIT REZONING APPLICATION

August 21, 2018

KEMPS VILLAGE- PROPOSED 55+ HOUSING AND SELF STORAGE DEVELOPMENT

OWNER: KEMP ENTERPRISES INC. AGENT: YOUNGBLOOD TYLER AND ASSOCIATES

COUNCIL DISTRICT: 9TH DISTRICT COUNCIL PERSON: THE HONORABLE MICHAEL J. JONES

CURRENT ZONING: R-4 & B-3 PROPOSED ZONING: SPECIAL USE PERMIT

PARCEL TAX ID'S: C0070176084, C00701760986, C0070176090

TOTAL PROJECT AREA: 12.19 AC

HOUSING PHASE-PROPOSED ZONING S.U.P.

THIS PHASE OF THE PROJECT WILL BE A 240+/- UNIT, 55+ APARTMENT FACILITY ON APPROXIMATELY 9.5 ACRES OF LAND. THE DENSITY WOULD BE APPROXIMATELY 25 UNITS PER ACRE. THE BUILDINGS WILL BE 3 & 4 STORY. THE SPECIAL USE PERMIT WILL HELP IN THE DESIGN ISSUES THAT A SENIOR LIVING FACILITY BRINGS. THIS DEVELOPMENT WILL PROVIDE DIRECT EMPLOYMENT OPPORTUNITY AS WELL AS REQUIRE THE NEED FOR PRIVATE FOOD SERVICES , HAIR CARE, HEALTH CARE AND TRANSPORTATION SERVICE PROVIDERS.

- THIS IS A MUCH NEEDED FACILITY IN THE AREA. IT WILL PROVIDE A SAFE COMFORTABLE ENVIRONMENT FOR OUR OLDER CITIZENS. IT WILL BE A QUIET, LOW IMPACT USE FOR BOTH THE ADJOINING RESIDENTIAL AND COMMERCIAL AREAS. FENCING WILL BE PLACED ON THE PERIMETER TO CONTROL ACCESS. VIDEO MONITORING ON THE OUTSIDE WILL BE USED TO HELP KEEP THE STAFF AWARE OF THE ACCESS TO THE GROUNDS.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW AND GENERALLY DOES NOT GENERATE TRAFFIC DURING PEAK HOURS. THE TRAFFIC WITH A 848 VTD AND 38 VTH(PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE #252 (ATTACHED SENIOR HOUSING).
- THE UNITS WILL BE DESIGNED TO THE LATEST FIRE CODE AND THE BUILDINGS WILL BE SPRINKLERED AS REQUIRED BY CODE. A PERIMETER DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS AS WELL AS A SECONDARY GATED FIRE ACCESS.
- THE DENSITY WILL BE APPROXIMATELY 25 UNITS/ACRE WHICH IS ALMOST HALF OF THE R-48 ZONING OF THE PROPERTY TO THE EAST. THE UNITS WILL ONLY HAVE 1 OR 2 RESIDENTS.

- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS AND PLAYGROUNDS. INDOOR AND OUTDOOR SOCIAL GATHERING SPACES WILL BE PROVIDED. PUBLIC SEWER AND WATER IS AVAILABLE AND HAS CAPACITY.
- THE BUILDINGS WILL HAVE A MAXIMUM HIEGHT OF 52' AND WILL ADJOIN SINGLE FAMILY RESIDENTIAL ON ONLY 2 SIDES. THE BUILDINGS ALONG THOSE PROPERTY LINES WILL BE SET BACK A MINIMUM OF 62'.

SELF STORAGE PHASE-PROPOSED ZONING S.U.P.

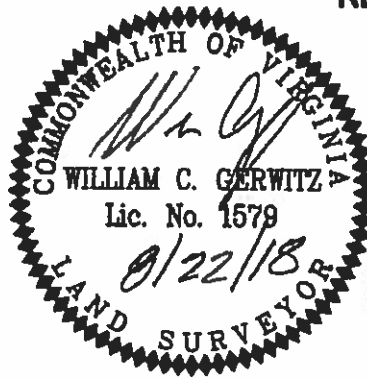
THIS PHASE OF THE PROJECT WILL BE A 157,000 SF STORAGE FACILITY ON APPROXIMATLEY 2.6 ACRES, PROVIDING BOTH CLIMATE CONTRIOLLED AND UNCONDITIONED STORAGE UNITS. THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORY WITH ELEVATORS. THE PERIMETER BUILDINGS WILLBE SINGLE STORY. THIS FACILITY WILL HELP IMPROVE THE STREETScape ALONG HULL STREET ROAD AND WILL BE COORDINATED WITH THE PROPOSED CITY STREET IMPROVEMENT PLAN. THE SPECIAL USE PERMIT WILL HELP IN COORDINATING THE DESIGN AND TRAFFIC FLOW WITH THE SENIOR LIVING FACILITY.

- THIS FACILITY WILL PROVIDE STORAGE FOR THE LOCAL RESIDENTS AS WELL AS NEARBY BUSINESSES. THE ACCESS WILL BE GATED AND CONTROLLED WITH SECURITY CAMERAS. HOURS OF OPERATION WILL BE LIMITED. PRIVACY FENCING WILL BE PLACED ON THE PERIMETER WHERE THE BUILDINGS DO NOT CONNECT. HULL STREET ROAD IS A MAJOR ARTERIAL THAT SHOULD HAVE NO PROBLEM HANDLING TRAFFIC FROM THIS FACILITY.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW COMPARED WITH A RETAIL SHOPPING CENTER. THE TRAFFIC WITH A 124 VTD AND 10 VTH(PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE: MINI WAREHOUSE.
- THE BUILDINGS WILL BE DESIGNED TO THE LATEST FIRE CODE AND WILL BE SPRINKLERED. A DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS. THERE WILL BE 2 POINTS OF ACCESS.
- THIS FACILITY WILL BE STAFFED BY 2 FULL TIME AND 2 PART TIME EMPLOYEES. THERE MAY BE AN ATTACHED RESIDENCE FOR MANAGEMENT STAFF.
- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS, PLAYGROUNDS. CITY UTILITIES AND EMERGENCY SERVICES. IT WILL HAVE A LOW DEMAND ON CITY SEWER AND WATER.
- THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORIES AND HAVE A MAXIMUM HIEGHT OF 52'. THE PERIMETER BUILDINGS WILL BE SINGLE STORY.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT.

KEMP ENTERPRISES INC.

THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE 'X' AS GRAPHICALLY SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5101290078D HAVING AN EFFECTIVE DATE OF APRIL 2, 2009. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.



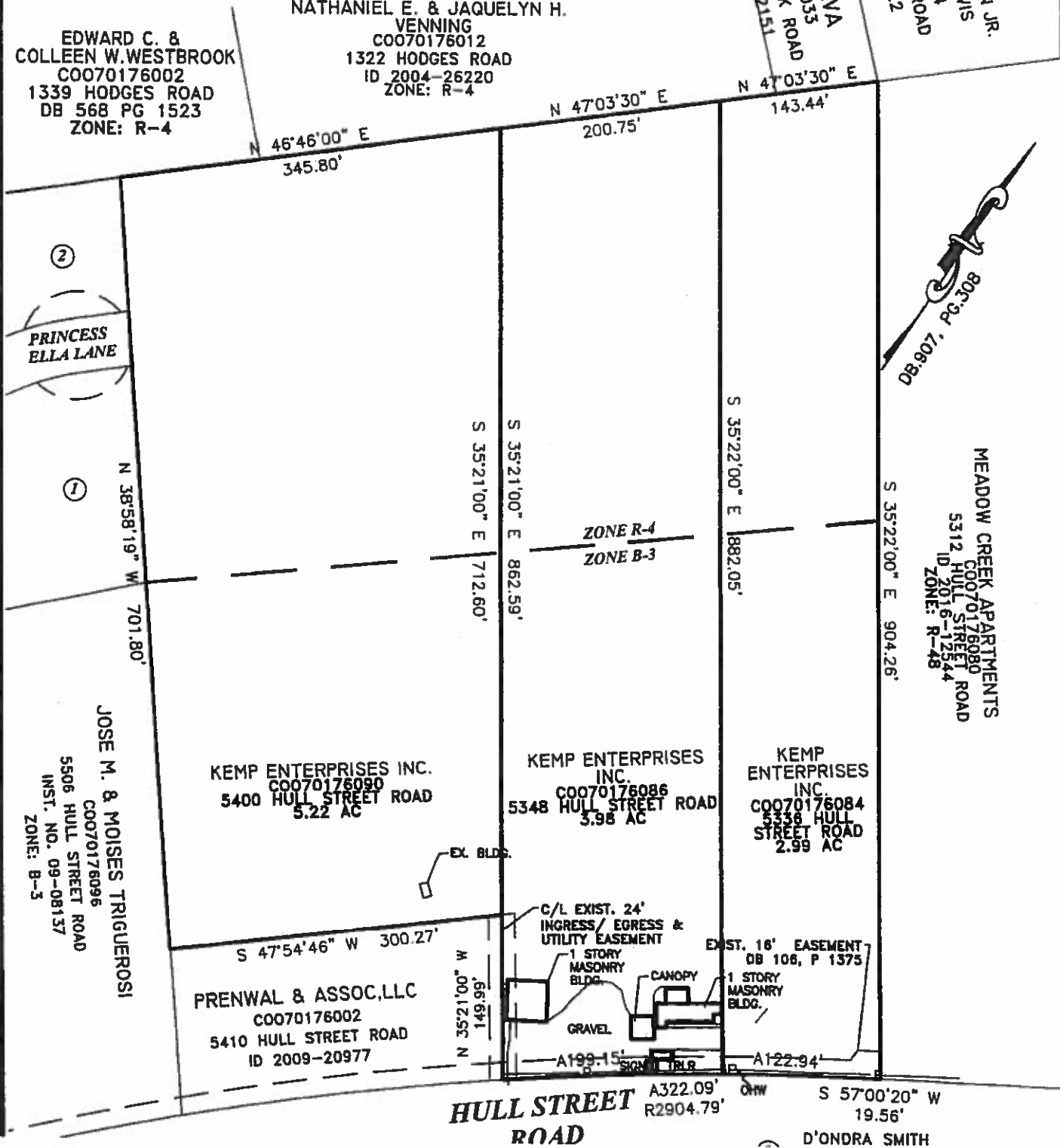
PLAT COMPILED FROM PLATS PROVIDED BY CLIENT.

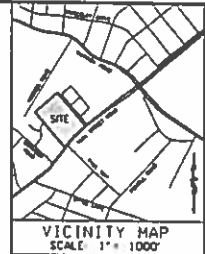
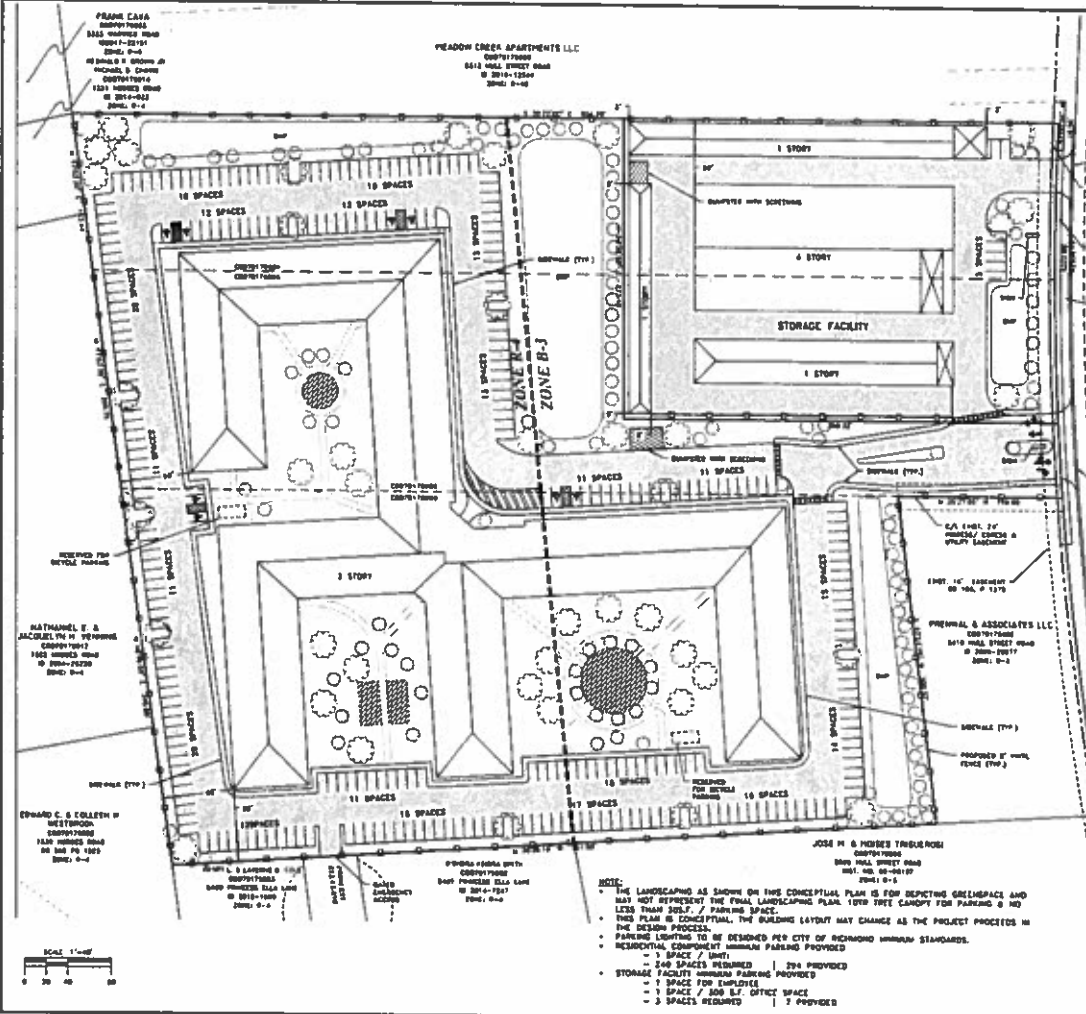
NATHANIEL E. & JAQUELYN H. VENNING
 CO070176012
 1322 HODGES ROAD
 ID 2004-26220
 ZONE: R-4

EDWARD C. & COLLEEN W. WESTBROOK
 CO070176002
 1339 HODGES ROAD
 DB 568 PG 1523
 ZONE: R-4

FRANK CAVA
 CO070176035
 5323 WARRICK ROAD
 ID 2017-22151

REGINALD R. BROWN JR.
 MICHAEL B. CHAVIS
 CO070176014
 1231 HODGES ROAD
 ID 2014-922





MINIMUM BUILDING SEPARATION TO EXISTING BUILDINGS IN EXCESS OF 35' 1" FOR EVERY 1' OF BUILDING HEIGHT

FOR RESIDENTIAL - 45' MAX HEIGHT
MINIMUM SEPARATION 45'
PROVIDED 50'

FOR STORAGE 55' MAX HEIGHT
MINIMUM SEPARATION 55'
PROVIDED 60'

ACRES	BUILDING AREA
5.61 AC	2,370 AC
1.18 AC	7.00 AC
TOTAL	5.61 AC 12.19 AC - 30.24

SITE DATA

ADDRESS	TAX ID #	AREA
5340	00070770000	3.08 AC
5340B	00070770000	3.08 AC
5040D	00070770000	3.22 AC
TOTAL AREA		12.18 ACRES
LOT COVERAGE:	0.30 = 3.67 ACRES (30.0%)	12.18 ACRES (100%)

ZONING
COMPLET ZONING: R-4 & D-1
PROPOSED ZONING: SPECIAL USE PERMIT

PERMITTED USES:
50+ APARTMENTS (9.56 ACRES)
NUMBER OF APARTMENTS: 200
DENSITY: 20.9 UNITS/AC
UNIT SIZE: 800 SF - 1000 SF
5-6 STORY BUILDINGS

SELF STORAGE FACILITY (2.64 ACRES)
SQUARE FEET OF STORAGE: 175,000
1 & 2 STORY BUILDINGS

CONTACT INFORMATION:
YOUNG BLOOD, TYLER & ASSOCIATES P.C.
2212 GORE DRIVE
VIRGINIA BEACH, VA 23461

NOTE:
THE LANDSCAPING AS SHOWN ON THIS CONCEPTUAL PLAN IS FOR DEPICTING GREENSPACE AND MAY NOT REPRESENT THE FINAL LANDSCAPING PLAN. 100% TREE CANOPY FOR PARKING & NO LOTS THAN SELF-// PARKING SPACE.

- THIS PLAN IS CONCEPTUAL. THE BUILDING LAYOUT MAY CHANGE AS THE PROJECT PROCEEDS IN THE DESIGN PROCESS.
- PARKING LIGHTING TO BE DETERMINED PER CITY OF REYNOLDS MINIMUM STANDARDS.
- RESIDENTIAL EQUIPMENT MINIMUM PARKING PROVIDED
- 500 SPACES REQUIRED 200 PROVIDED
 - 3 SPACE / UNIT
- STORAGE FACILITY MINIMUM PARKING PROVIDED
 - 1 SPACE FOR EMPLOYEE
 - 1 SPACE / 500 S.F. OFFICE SPACE
 - 3 SPACES REQUIRED 1 PROVIDED

YOUNG BLOOD, TYLER & ASSOCIATES P.C.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

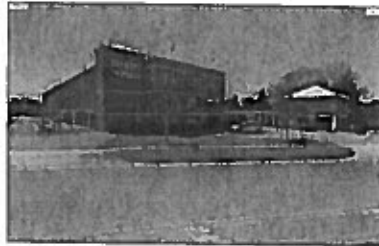
KEMPS VILLAGE SENIOR APARTMENTS & STORAGE FACILITY

CONCEPTUAL PLAN

DATE: MAY 26, 2015

SCALE: 1" = 40'

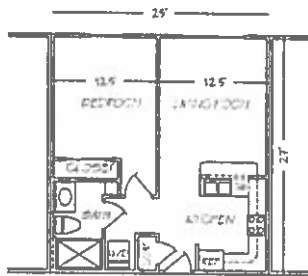
SHEET 1 OF 2



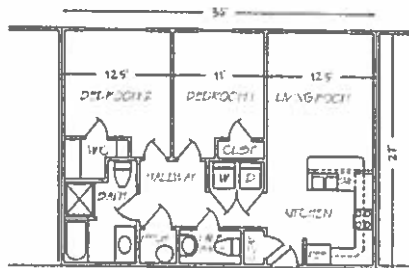
**SENIOR APARTMENTS
3 & 4 STORY**

**STORAGE FACILITIES
1 & 3 STORY**

**VINYL FENCE
8' HEIGHT**



UNIT 1 (675 SQ.FT.)



UNIT 2 (972 SQ.FT.)

PROPOSED APARTMENT CALCULATIONS BY AREA

APARTMENT UNITS	624	824
BUILDINGS	7,899 AC	7,762 AC
PARKING	1,837 AC	2,221 AC
ROADWAY	3,291 AC	2,213 AC
TOTAL APARTMENTS	4,027 AC	4,606 AC
TOTAL AREA	5,299 AC	6,279 AC
UNITS/SQ.FT./TOTAL	87.39	64.78

SCALE: 1" = 5'

**YOUNGBLOOD, TYLER
& ASSOCIATES P.C.**
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
1000 WEST 100TH STREET, SUITE 100
RICHMOND, VIRGINIA 23234-3100
PHONE (804) 261-1800
FAX (804) 261-1801

**KEMPS VILLAGE
SENIOR APARTMENTS
& STORAGE FACILITY**
RICHMOND, VIRGINIA

CONCEPTUAL
PLAN

DATE: AUGUST 4, 2019

PROJECT NO: 19-000

SHEET NO: 2 OF 2

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 8/1/19

SCALE: AS SHOWN

BY: [Signature]

DATE: 8/1/19

SCALE: AS SHOWN

BY: [Signature]

DATE: 8/1/19

SCALE: AS SHOWN

BY: [Signature]

DATE: 8/1/19

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BY: [Signature]

DATE: 8/1/19

SCALE: AS SHOWN

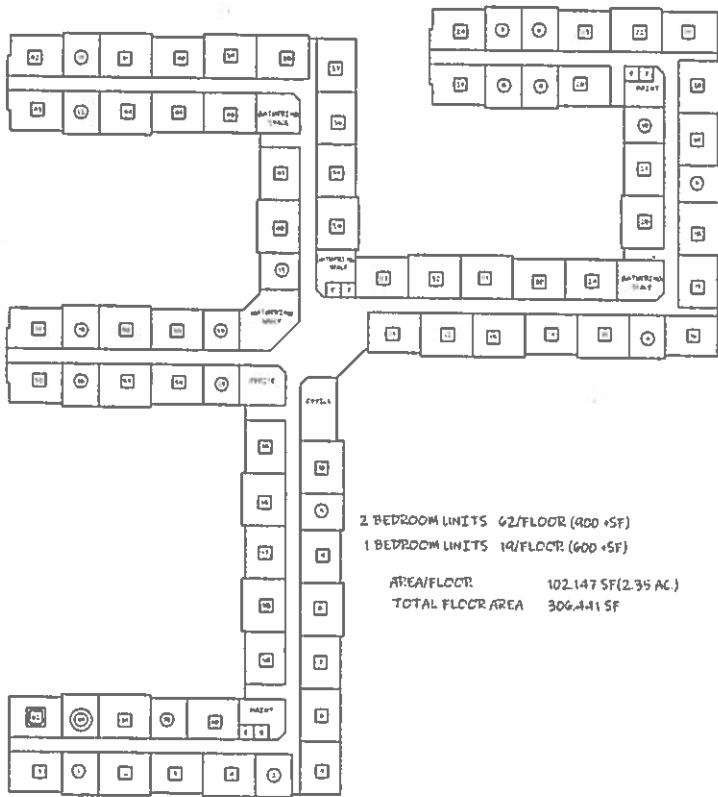
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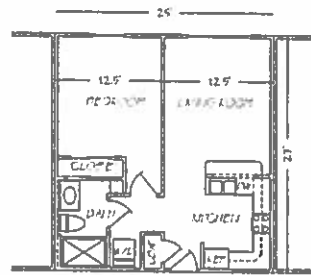
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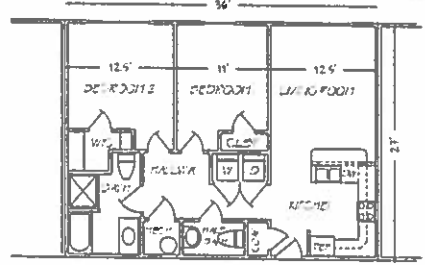
DATE: 8/1/19



2 BEDROOM UNITS 62/FLOOR (900 +SF)
 1 BEDROOM UNITS 19/FLOOR (600 +SF)
 AREA/FLOOR 102,147 SF (2.35 AC.)
 TOTAL FLOOR AREA 306,441 SF



UNIT 1 (673 SQ. FT.)



UNIT 2 (872 SQ. FT.)

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
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 Phone: (405) 233-1100 Fax: (405) 233-1101

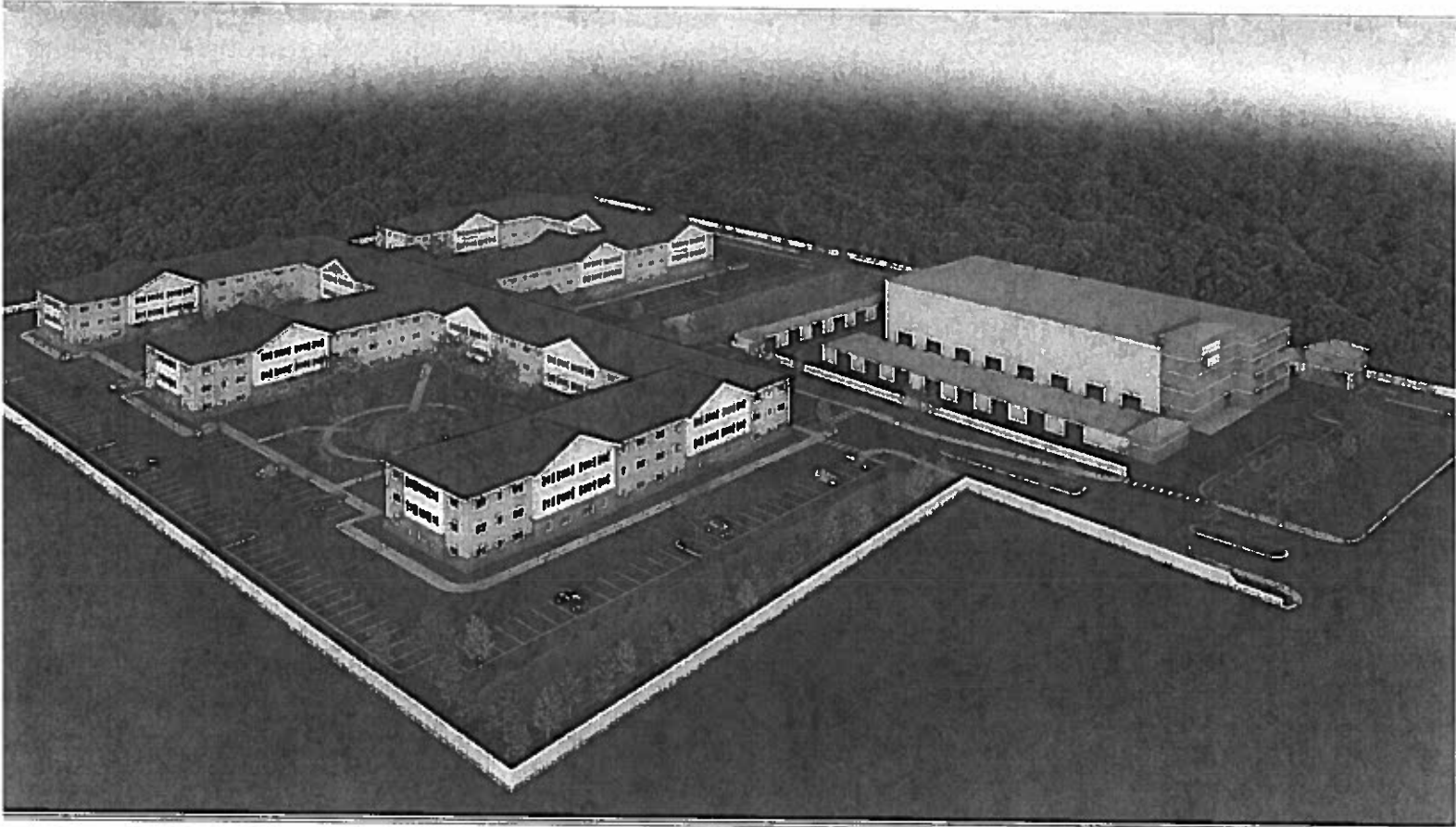
KEMPS VILLAGE SENIOR APARTMENTS & STORAGE FACILITY
 RICHMOND, OKLAHOMA

FLOOR PLAN EXHIBIT
 DATE: APRIL 7, 2010

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

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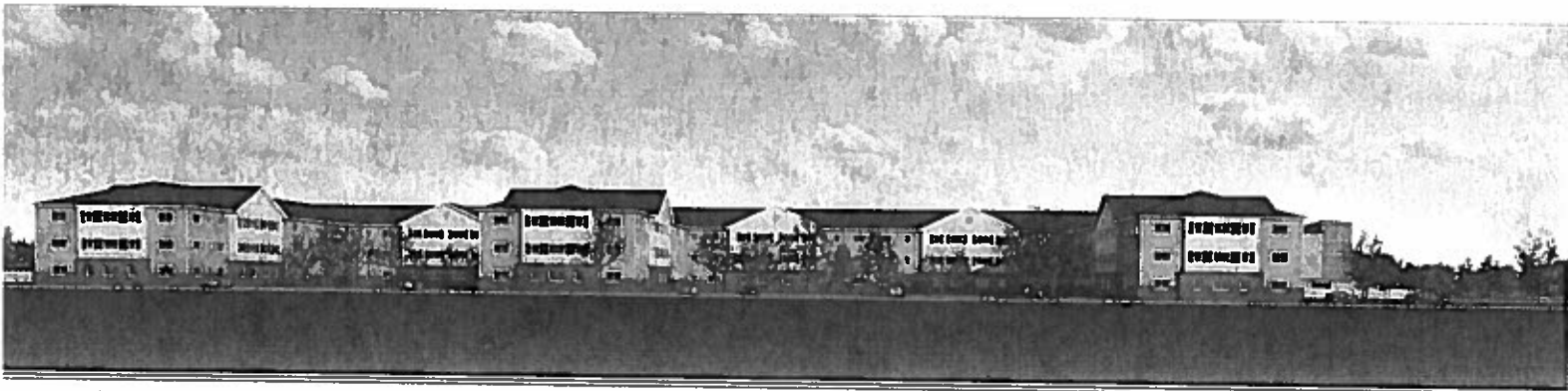
SHEET 1 OF 1



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TYLER &
ASSOCIATES

KEMPS VILLAGE

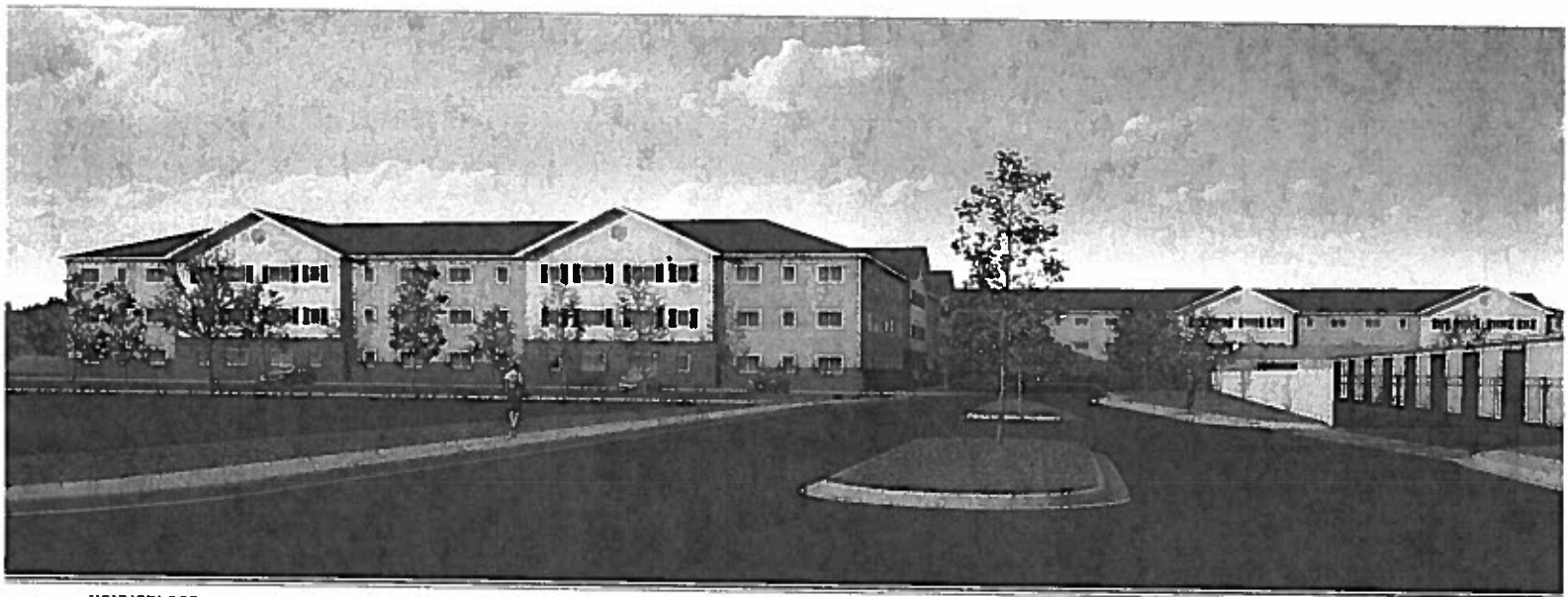
RENDER
SPHERE



YOUNGBLOOD
TYLER &
ASSOCIATES

KEMPS VILLAGE

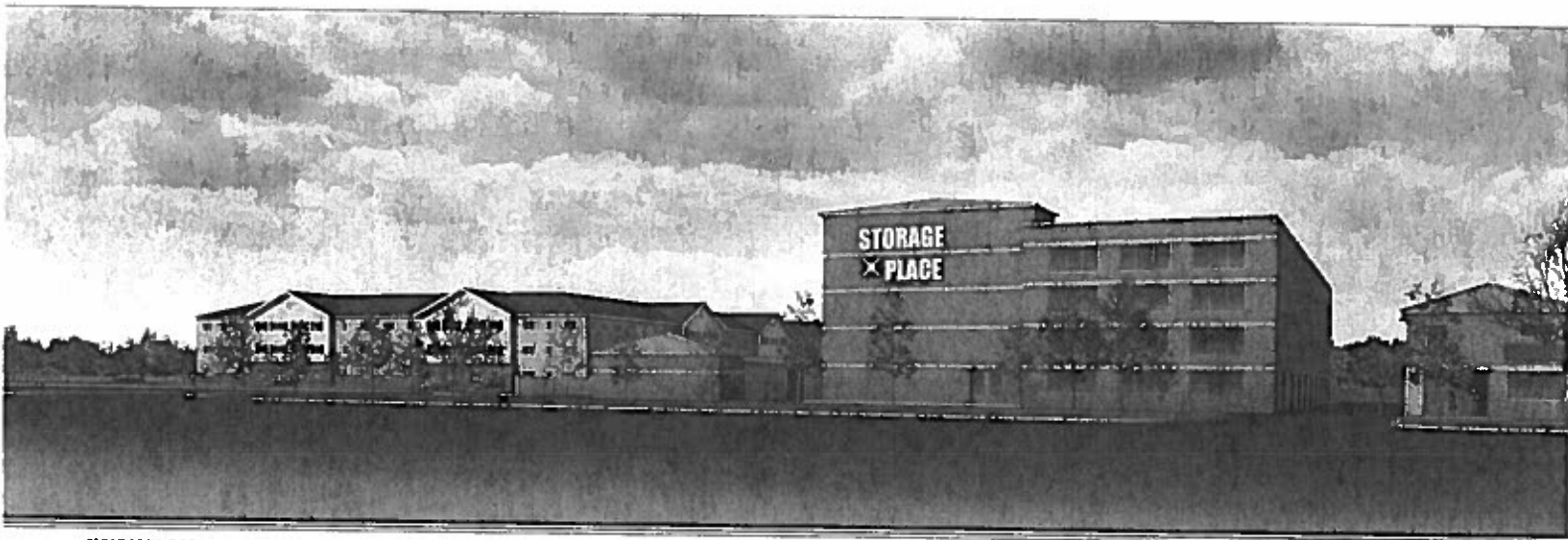
RENDER
SPHERE



YOUNGBLOOD
TYLER &
ARCHITECTS

KEMPS VILLAGE

RENDER
SPHERE



YOUNGBLOOD
TYLER &
ASSOCIATES

KEMPS VILLAGE

RENDER
SPHERE