

INTRODUCED: May 11, 2026

AN ORDINANCE No. 2026-117

To authorize the special use of the property known as 607 Arnold Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 8 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 607 Arnold Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, 30-410.5, concerning yards, and 30-410.6, concerning lot coverage, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 8 2026 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 607 Arnold Avenue and identified as Tax Parcel No. N000-1048/004 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Proposed Division of 607 Arnold Avenue, Being a Portion of Lots 3 and 4, Block 5, Plan of ‘Northside Place’, City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated August 11, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Survey & Proposed Division of 607 Arnold Avenue, Being a Portion of Lots 3 and 4, Block 5, Plan of ‘Northside Place’, City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated August 11, 2025, and “607.5 Arnold Ave,” prepared by River Mill Development, and dated July 21, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.

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

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

(d) Vinyl siding shall not be permitted.

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

(f) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of one Yoshino flowering cherry tree, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

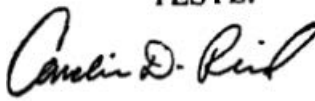
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

Carolin D. Reed
City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 1, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 607 Arnold Avenue for the purpose subdivision and up to two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the subdivision of the subject property and the construction of a new single-family detached dwelling on the new parcel. The subject property is in the R-5 Single-Family Residential District. While single-family detached dwellings are permitted uses in this district, the proposal does not meet certain lot feature requirements. A Special Use Permit is therefore required to pursue this development.

BACKGROUND: The property is in the Highland Terrace neighborhood on the southern side of Arnold Avenue midblock between Wellington Street to the west and Napoleon Street to the east. The property is 4,229 sq. ft. parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is described as "a neighborhood consisting primarily of single-family houses." (p. 54)

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000 square feet.

The current zoning for this property is R-5 Single-Family Residential District. Adjacent properties are also located within this district. The contains single-family detached homes.

COMMUNITY ENGAGEMENT: The property is located within the boundaries of the Highland Park Quality of Life Association; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 11, 2026

CITY COUNCIL PUBLIC HEARING DATE: June8, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 2, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

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

David Watson, Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 607 Arnold Ave Richmond Va 23222 APARTMENT NO/SUITE _____

APPLICANT'S NAME: Nicole Reed EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): First Class Acquisitions LLC

SUBJECT PROPERTY OR PROPERTIES: same as site address

APPLICATION REQUESTED

- Site Plan (New or Amendment)
- Wireless Site Plan (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Conditional Use Permit
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: First Class Acquisitions LLC

PROPERTY OWNER ADDRESS: 4600 Ecoff Ave Ste 202 Chester, Va 23832

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 8047217630

Property Owner Signature: Nicole Reed

DocuSigned by:
192101C4AD5148F

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.

Applicant's Report

Special Use Permit Request

607 Arnold Ave, Richmond, VA 23222

Applicant: Nicole Reed, First Class Acquisitions LLC

Property Owner: First Class Acquisitions LLC

1. Proposed Use

The applicant proposes the construction of a new two-story single-family home on the existing lot located at 607 Arnold Avenue. The residence will feature approximately 1,746 square feet of living space, a front porch, and a crawlspace foundation. The intent of this project is to provide high-quality, modern housing that complements the existing neighborhood fabric and contributes to the continued revitalization of this community.

2. Compatibility with Surrounding Area

The surrounding community consists primarily of single-family homes, many of which are undergoing renovation or infill development. The proposed home aligns with the character, scale, and residential use of the neighborhood, thereby reinforcing the intent of the Richmond 300 Master Plan to encourage reinvestment, housing diversity, and stabilization in established neighborhoods.

3. Compliance with City Charter Conditions

This project will:

- Not be detrimental to safety, health, morals, or general welfare: The home will be built to current Virginia building and fire codes, ensuring safe and healthy occupancy.
- Not create congestion: The residence will generate minimal traffic, comparable to other single-family uses, and will not burden existing public ways.
- Not create hazards from fire or panic: The structure will meet all building and fire safety standards.
- Not cause overcrowding of land: The lot is sized appropriately for a single-family home, and no accessory dwelling or additional density is proposed.
- Not interfere with schools, parks, utilities, or transportation: The project integrates into existing infrastructure and does not overburden public resources.
- Not interfere with adequate light and air: The home will be appropriately set back, with spacing that maintains light, air circulation, and privacy for neighbors.

4. Community and City Benefits

- Neighborhood Revitalization: This project contributes to the ongoing revitalization efforts in the Northside/Highland Park area, replacing a vacant lot with quality housing.

- Increased Tax Base: Development of the property will generate new tax revenue for the City.
- Housing Opportunity: The project provides a modern, energy-efficient home option in a market where demand for affordable and quality housing continues to grow.
- Aesthetic and Safety Improvements: By improving a vacant parcel, the project eliminates potential blight and enhances neighborhood safety and appeal.

5. Conclusion

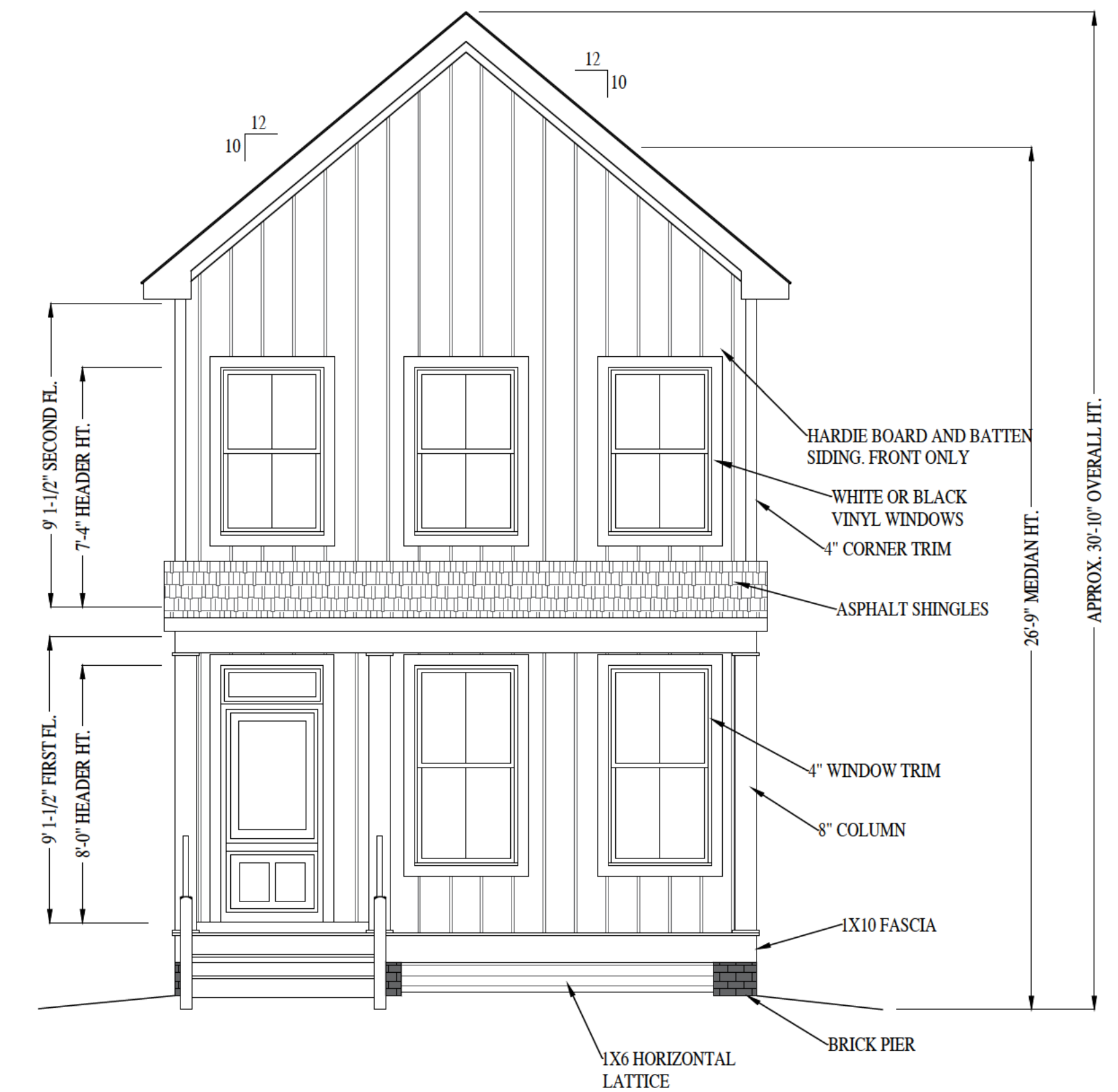
The proposed construction of a single-family home at 607 Arnold Avenue is consistent with the goals of the Richmond 300 Master Plan and will have a positive impact on the neighborhood and the City of Richmond. The project will provide new housing opportunities, contribute to the city's tax base, and enhance the overall character and safety of the community.

Respectfully submitted,

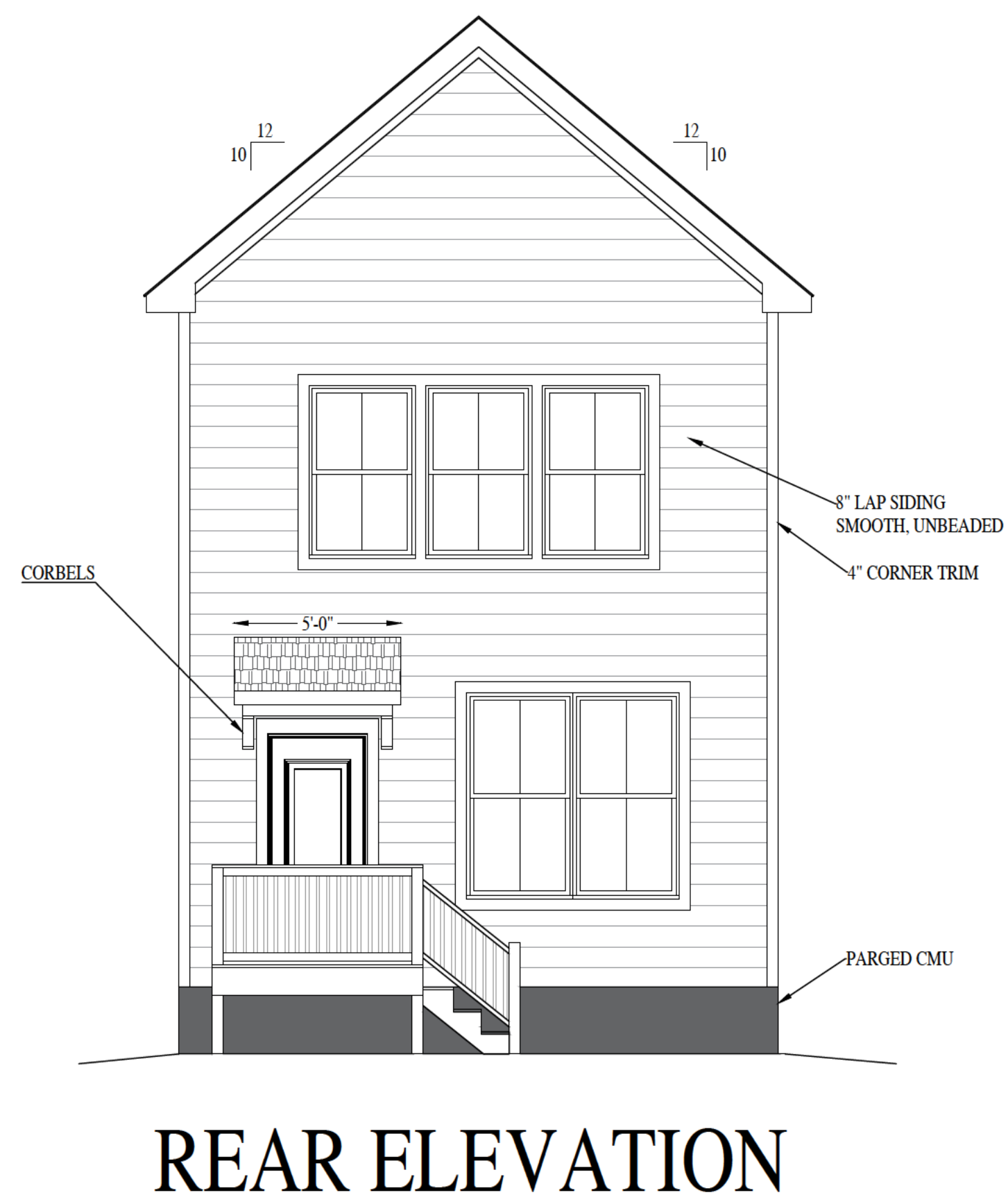
Nicole Reed
First Class Acquisitions LLC



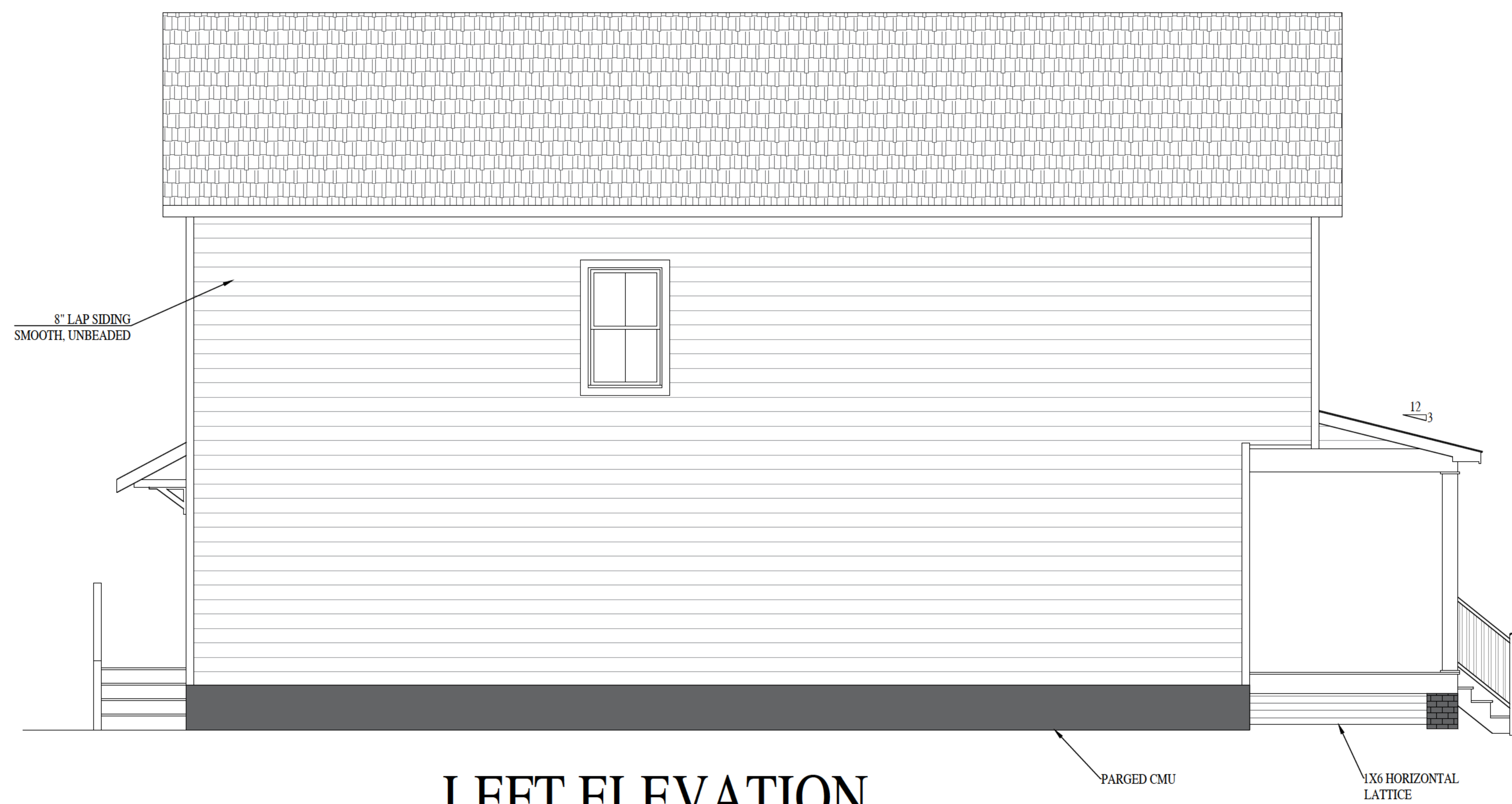
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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

REVISION NOTES

DATE	START

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

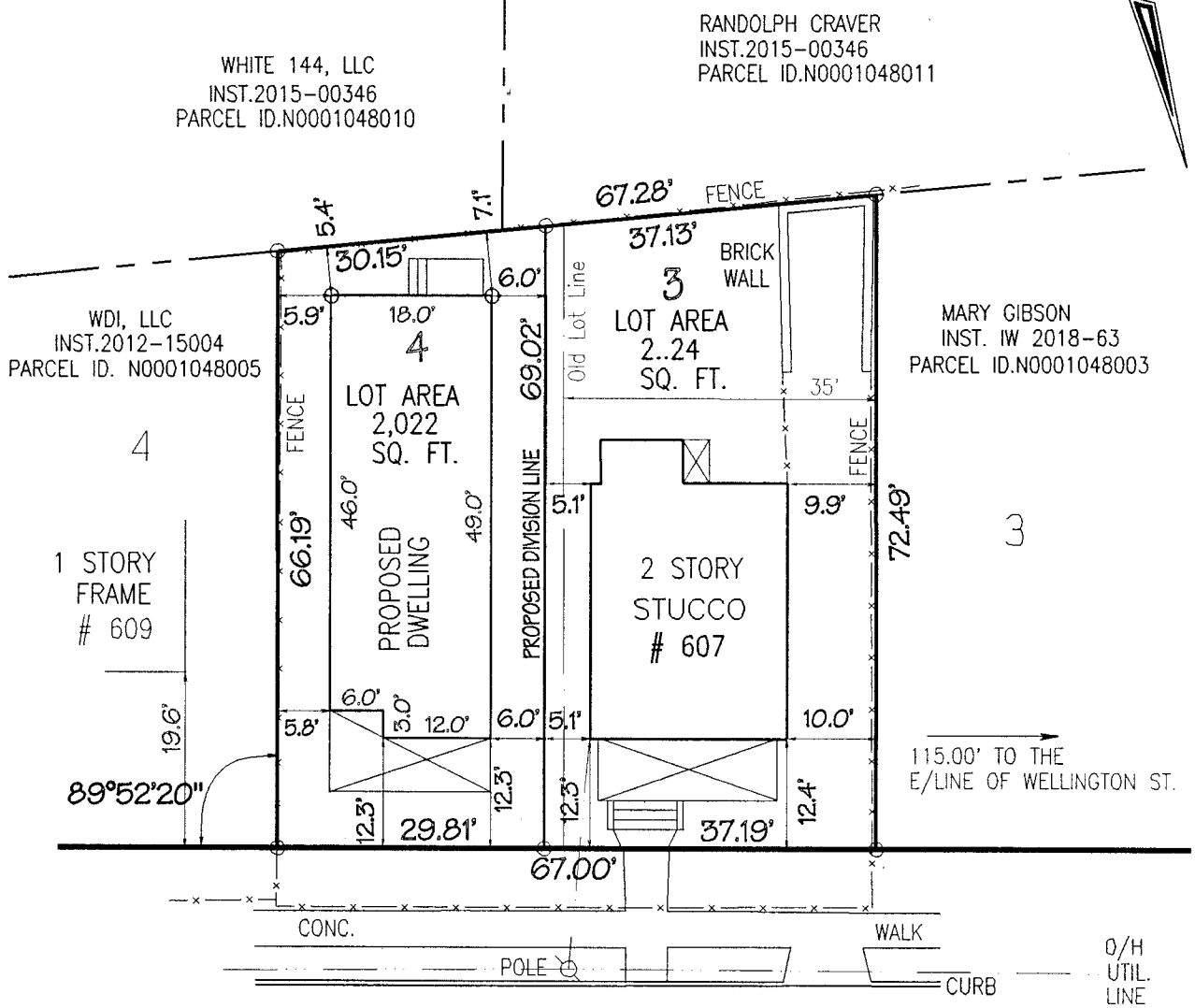
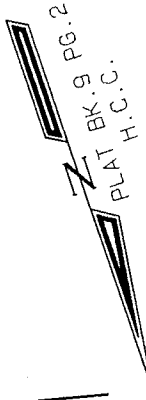
DATE:
 7-21-2025

SHEET:
 A2.1

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 DO NOT COPY OR REPLICATE IN ANY WAY.



NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): FIRST CLASS ACQUISITIONS, LLC INST. 250005999 PARCEL ID N0001048004



ARNOLD AVENUE

60' R/W

(PHYSICAL SURVEY)

SURVEY & PROPOSED DIVISION OF 607 ARNOLD AVENUE BEING A PORTION OF LOTS 3 AND 4, BLOCK 5, PLAN OF "NORTHSIDE PLACE", CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 20'

THIS IS TO CERTIFY THAT ON AUGUST 11, 2025, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
2361 JUDES FERRY ROAD
POWHATAN, VIRGINIA 23139
PHONE 804 378-4485

LEGEND	
⊙	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED	
PROJECT # 9004-28 DIV	



**City of Richmond
Department of Planning
& Development Review**

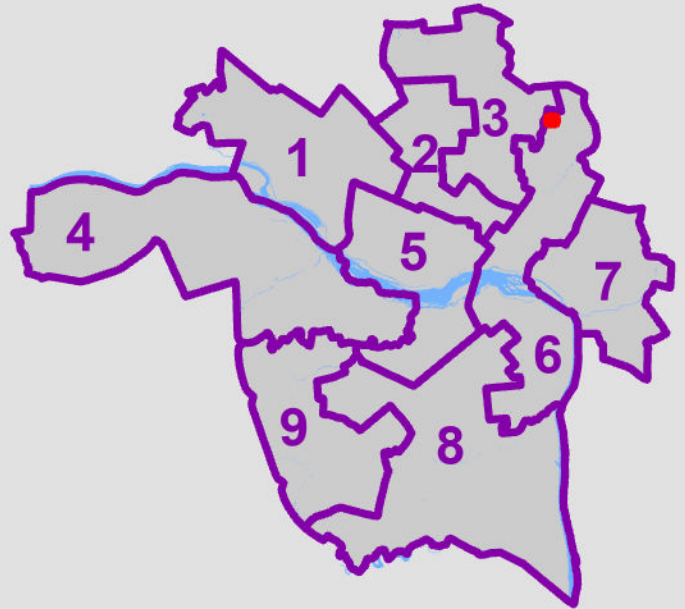
Special Use Permit

LOCATION: 607 Arnold Avenue

APPLICANT: Nicole Reed

COUNCIL DISTRICT: 6

PROPOSAL: To authorize the special use of the property known as 607 Arnold Avenue for the purpose subdivision and up to two single-family detached dwellings, upon certain terms and conditions.



*For questions, please contact David Watson
at 804-646-1036 or David.Watson@rva.gov*

