

INTRODUCED: July 23, 2018

AN ORDINANCE No. 2018-211

To conditionally rezone the properties known as 700 North 3rd Street; 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, and 218 Maggie L. Walker Place; and 701, 703, 705, 707, 709, 723, and 745 North 2nd Street from the R-53 Multifamily Residential District to the B-7 Mixed-Use Business District (Conditional), upon certain proffered conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 10 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat of Boundary Survey Showing Several Parcels of Land Situated between Interstate 64 and Jackson Street and between 2nd and 3rd Street (Relocated),” prepared by Timmons Group, and dated December 28, 2017, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2018 records of the City Assessor, are excluded from the R-53 Multifamily Residential District and shall no longer be subject to the provisions of sections 30-418.1 through 30-418.8 of the Code of the City of Richmond (2015), as amended, and that the

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 10 2018 REJECTED: _____ STRICKEN: _____

same are included in the B-7 Mixed-Use Business District and shall be subject to the provisions of sections 30-446.1 through 30-446.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

700 North 3 rd Street	Tax Parcel No. N000-0041/060
200 Maggie L. Walker Place	Tax Parcel No. N000-0041/100
202 Maggie L. Walker Place	Tax Parcel No. N000-0041/101
203 Maggie L. Walker Place	Tax Parcel No. N000-0041/111
204 Maggie L. Walker Place	Tax Parcel No. N000-0041/102
205 Maggie L. Walker Place	Tax Parcel No. N000-0041/112
206 Maggie L. Walker Place	Tax Parcel No. N000-0041/103
207 Maggie L. Walker Place	Tax Parcel No. N000-0041/113
208 Maggie L. Walker Place	Tax Parcel No. N000-0041/104
209 Maggie L. Walker Place	Tax Parcel No. N000-0041/114
210 Maggie L. Walker Place	Tax Parcel No. N000-0041/105
211 Maggie L. Walker Place	Tax Parcel No. N000-0041/115
212 Maggie L. Walker Place	Tax Parcel No. N000-0041/106
213 Maggie L. Walker Place	Tax Parcel No. N000-0041/116
214 Maggie L. Walker Place	Tax Parcel No. N000-0041/107
215 Maggie L. Walker Place	Tax Parcel No. N000-0041/117
216 Maggie L. Walker Place	Tax Parcel No. N000-0041/108
217 Maggie L. Walker Place	Tax Parcel No. N000-0041/118
218 Maggie L. Walker Place	Tax Parcel No. N000-0041/109
701 North 2 nd Street	Tax Parcel No. N000-0041/035
703 North 2 nd Street	Tax Parcel No. N000-0041/119
705 North 2 nd Street	Tax Parcel No. N000-0041/120
707 North 2 nd Street	Tax Parcel No. N000-0041/121
709 North 2 nd Street	Tax Parcel No. N000-0041/122
723 North 2 nd Street	Tax Parcel No. N000-0041/110
745 North 2 nd Street	Tax Parcel No. N000-0041/062

§ 2. That the rezonings set forth in section 1 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the agreement entitled “Amended and Restated Proffered Conditions” and dated May 24, 2018, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance

changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. 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.2018.216

JUL 16 2018
OFFICE OF CITY ATTORNEY

O & R REQUEST

4-7144
JUN 26 2018

O & R Request

Office of the
Chief Administrative Officer

DATE: June 25, 2018 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.) *SS 7/16/18*

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

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD 6-26-18*

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

RE: To conditionally rezone the properties known as 700 North 3rd Street and 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218 Maggie L. Walker Place and 701, 703, 705, 707, 709, 723, 745 North 2nd Street from the R-53 Multifamily Residential District to the B-7 Mixed Use Business District.

ORD. OR RES. No. _____

PURPOSE: To conditionally rezone the properties known as 700 North 3rd Street and 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218 Maggie L. Walker Place and 701, 703, 705, 707, 709, 723, 745 North 2nd Street from the R-53 Multifamily Residential District to the B-7 Mixed Use Business District.

REASON: With this application, the owners of the subject properties are petitioning the City Council to rezone twenty-six (26) properties from the existing zoning regulations with certain conditions. This will allow for the development of the existing, unimproved parcels to be developed at higher densities and a mix of uses currently not permitted within the R-53 zone.

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 September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The properties within this application combined are approximately 146,604 sq. ft. of land (3.4 acres) within the Jackson Ward/Biotech/VCU Health area. The properties are located in the blocks bound by East Jackson Street, North 3rd Street, Maggie L. Walker Place, and North 2nd Street, and by Maggie L. Walker Place, North 2nd Street, and Interstate 95/64.

The properties are primarily unimproved, except for 700 N 3rd Street which has a 6,649 sq. ft. building constructed, according to city assessment records, in 1998. This property is subject to a special use permit (Ord. No. 97-288-290) authorizing a lodge and reception facility.

The properties are located in the Downtown Planning District. The City of Richmond's Pulse Corridor Plan designates the property for Neighborhood Mixed-Use land use, within the Convention Center Station Area.

Neighborhood Mixed-Use areas are recommended to be "...cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites.

- The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context.
- Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Appropriate setbacks and open space should be provided for residential uses
- New driveway entrances prohibited on priority streets. Vehicular access to parcels should use alleys where possible
- Parking lots and parking areas should be located to the rear of street-facing buildings.
- The density and size of development should be low to medium density, between 2 to 8 stories, with single- and multi-family uses being the primary uses. Secondary uses include retail, office, personal service, cultural, institutional and governmental uses, plazas, squares, pocket parks, and open space. Appropriate zoning districts for Neighborhood Mixed-Use areas are R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2" (Pulse Corridor Plan, p. 31).

The vision for the Convention Center Station Area, as stated by the Pulse Corridor Plan, is as follows:

"The gap in vibrant uses between the Arts District and the Government Center Stations is filled as vacant and underutilized parcels around the Convention Center are developed to include uses that enhance the Convention Center visitor experience and also provide for the daily needs of residents and workers in the area. Monroe Ward transforms into a denser, more complete neighborhood and more uses along Broad Street are created to serve these future residents. City-owned property fosters mixed-income redevelopment." (p. 93).

A recommendation for the Convention Center Station Area is to use "City-owned lots...[to] develop affordable housing with a mix of uses" (p. 94).

Properties to the west of the subject property are located in the same R-53 district. Properties to the east are located in the RO-3 Residential Office District and RP Research Park District. Properties to the south are located in the B-2 Community Business District.

Office uses pertaining to the Biotech/VCU Health area are located to the east of the property across 3rd Street. A proposed mixed-use development is intended for the vacant parcels to the west of the subject property. Interstate 95/64 is located to the north of the property. A mix of commercial, institutional, vacant, multifamily, and public-open space land uses are present to the south of the subject property.

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: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: July 23, 2018

CITY COUNCIL PUBLIC HEARING DATE: September 10, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 4, 2018

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

STAFF: Matthew Ebinger, Principal Planner
Land Use Administration (Room 511) 646-6308



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondva.gov>

Project Name/Location

Property Address: Jackson Place. See attached property information Date: February 9, 2018
Tax Map #: SEE ATTACHED PROPERTY INFORMATION Fee: \$1,800.00
Total area of affected site in acres: 3.37

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

Zoning

Current Zoning: R-53 MULTIFAMILY RESIDENTIAL
Existing Use: UNDEVELOPED; PRIVATE CLUB

Proposed Zoning/Conditional Zoning

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

B-7 MIXED USE BUSINESS DISTRICT WITH ATTACHED PROFFERS
Existing Use: UNDEVELOPED PARCELS AND PRIVATE CLUB

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: BRIAN K JACKSON

Company: HIRSCHLER FLEISCHER
Mailing Address: P. O BOX 500
City: RICHMOND State: VA Zip Code: 23218-0500
Telephone: (804) 771-9545 Fax: (804) 644-0957
Email: bjackson@hf-law.com

Property Owner: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY; and CLUB 533, a Virginia corporation

If Business Entity, name and title of authorized signee: ORLANDO ARTZE, Interim Chief Executive Officer, and CARLTON BOISSEAU, 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: SEE ATTACHED SIGNATURE PAGES

City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner Signature: SEE ATTACHED SIGNATURE PAGES

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 a verified power of attorney. Faxed or photocopied signatures will not be accepted.

Signature Page to Conditional Rezoning Application for Richmond Redevelopment and Housing Authority and Club 533, A Virginia Corporation, dated February 9, 2018

**RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY,
a political subdivision of the Commonwealth of Virginia**

By: 

Name: Orlando C. Artze

Title: Interim CEO

Mailing Address

Richmond Redevelopment & Housing Authority
Attention: Orlando Artze, Interim Chief Executive Officer
901 Chamberlayne Parkway
Richmond, VA 23220

Signature Page to Conditional Rezoning Application for Richmond Redevelopment and Housing Authority and Club 533, A Virginia Corporation, dated February 9, 2018

CLUB 533, a Virginia corporation

By: CARLTON L. BOISSEAU JR.

Name: 

Title: PRESIDENT

Mailing Address

CLUB 533
Attention: Carlton Boisseau, President
700 N. 3rd Street
Richmond, Virginia 23219

**RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
APPLICATION/PROPERTY INFORMATION**

Property Owner Information:

Club 533
c/o Godfrey T. Pinn, Jr., Partner
Harrell & Chambliss LLP
Eighth and Main Building
707 East Main Street, Suite 1000
Richmond, VA 23219
(804) 915-3220
gpinn@hclawfirm.com

Richmond Redevelopment and Housing Authority
c/o: Orlando Artze, Interim Chief Executive Officer
901 Chamberlayne Parkway
Richmond, VA 23220
(804) 780-4023
tk.somanath@rrha.com

Property Owner	Property Address	Tax Map Number	Acreage	Current Zoning
Club 533	700 N 3 rd Street	N0000041060	17,713	R-53
Richmond Redevelopment and Housing Authority	218 Maggie L. Walker Pl	N0000041109	3,748	R-53
Richmond Redevelopment and Housing Authority	216 Maggie L. Walker Pl	N0000041108	3,255	R-53
Richmond Redevelopment and Housing Authority	214 Maggie L. Walker Pl	N0000041107	3,255	R-53
Richmond Redevelopment and Housing Authority	212 Maggie L. Walker Pl	N0000041106	3,255	R-53
Richmond Redevelopment and Housing Authority	210 Maggie L. Walker Pl	N0000041105	3,255	R-53
Richmond Redevelopment and Housing Authority	208 Maggie L. Walker Pl	N0000041104	3,255	R-53
Richmond Redevelopment and Housing Authority	206 Maggie L. Walker Pl	N0000041103	3,255	R-53
Richmond Redevelopment and Housing Authority	204 Maggie L. Walker Pl	N0000041102	3,255	R-53
Richmond Redevelopment and Housing Authority	202 Maggie L. Walker Pl	N0000041101	3,255	R-53

Attachment to Conditional Rezoning Application for Richmond Redevelopment and Housing Authority and Club 533, A Virginia Corporation, dated February 9, 2018

Richmond Redevelopment and Housing Authority	200 Maggie L. Walker PI	N0000041100	3,990	R-53
Richmond Redevelopment and Housing Authority	217 Maggie L. Walker PI	N0000041118	5,739	R-53
Richmond Redevelopment and Housing Authority	215 Maggie L. Walker PI	N0000041117	3,255	R-53
Richmond Redevelopment and Housing Authority	213 Maggie L. Walker PI	N0000041116	3,255	R-53
Richmond Redevelopment and Housing Authority	211 Maggie L. Walker PI	N0000041115	3,255	R-53
Richmond Redevelopment and Housing Authority	209 Maggie L. Walker PI	N0000041114	3,255	R-53
Richmond Redevelopment and Housing Authority	207 Maggie L. Walker PI	N0000041113	3,255	R-53
Richmond Redevelopment and Housing Authority	205 Maggie L. Walker PI	N0000041112	3,255	R-53
Richmond Redevelopment and Housing Authority	203 Maggie L. Walker PI	N0000041111	3,255	R-53
Richmond Redevelopment and Housing Authority	723 N 2 nd Street	N0000041110	3,989	R-53
Richmond Redevelopment and Housing Authority	709 N 2 nd Street	N0000041122	4,102	R-53
Richmond Redevelopment and Housing Authority	707 N 2 nd Street	N0000041121	3,999	R-53
Richmond Redevelopment and Housing Authority	705 N 2 nd Street	N0000041120	3,897	R-53
Richmond Redevelopment and Housing Authority	703 N 2 nd Street	N0000041119	2,968	R-53
Richmond Redevelopment and Housing Authority	701 N 2 nd Street	N0000041035	7,149	R-53
Richmond Redevelopment and Housing Authority	745 N 2 nd Street	N0000041062	40,485	R-53
Total Acreage			146,604	

Attachment to Conditional Rezoning Application for Richmond Redevelopment and Housing Authority and Club 533, A Virginia Corporation, dated February 9, 2018

9244645.2 040153 00006

AMENDED AND RESTATED APPLICANTS' REPORT FOR CONDITIONAL REZONING APPLICATION

Richmond Redevelopment And Housing Authority and
Club 533, a Virginia Corporation

25 Vacant parcels on N. 2nd Street and
one parcel at 700 N. 3rd Street, Richmond, Virginia
(hereinafter the "Subject Property")

RF-53 Multifamily Residential to B-7 Mixed Use Business District

Case No: RZON-030930-2018

June 4, 2018

I. Proposed Rezoning

In compliance with the administrative policy of the Department of Planning and Development Review, Richmond Redevelopment And Housing Authority and Club 533, a Virginia corporation (hereinafter referred to collectively as the "Applicant"), hereby submit the following report in connection with the enclosed rezoning application for the above referenced Subject Property from RF-53 Multifamily Residential to B-7 Mixed Use Business District.

II. The Property

The Subject Property consists of 700 N. 3rd Street, the location of a private club (Club 533) and 25 vacant parcels on N. 2nd Street and Maggie L. Walker Place, comprising 3.37 total acres for all of the subject properties, located in the Jackson Ward neighborhood bound by North 3rd Street, East Jackson Street, North Second Street and East Duval Street, all zoned R-53 Residential (multifamily).

The Applicant's vision for the Subject Property and the area known as "Jackson Place," is a vibrant mix of uses that attract residents, downtown employees and visitors to Jackson Ward including uses that serve the immediate area and reinforce Jackson Ward's identity as one of the most historical and culturally rich areas in the country, and a key downtown residential community.

III. The Downtown Plan

The properties are located in the Downtown Planning District. The City of Richmond's Pulse Corridor Plan designates the property for Neighborhood Mixed-Use land use, within the Convention Center Station Area. Neighborhood Mixed-Use areas are recommended to be "...cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-

oriented uses incorporated along key commercial corridors and at corner sites. “ ... The density and size of development should be low to medium density, between 2 to 8 stories, with single- and multi-family uses being the primary uses. Secondary uses include retail, office, personal service, cultural, institutional and governmental uses, plazas, squares, pocket parks, and open space. Appropriate zoning districts for Neighborhood Mixed-Use areas are R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2” (Pulse Corridor Plan, p. 31).

IV. Proposed Uses

The Applicant is seeking to rezone the Subject Property from RF-53 Multifamily Residential to the B-7 Mixed Use Business Zoning District to permit a mixed use development to include a hotel, commercial uses, and the existing private club. The proposed rezoning is consistent with the Downtown Plan designation as Urban Center Area and is an appropriate infill opportunity.

V. Future Development Opportunity

The development of the Subject Property will be a continuation (phase II) of an overall redevelopment plan that includes an adjacent site to the West of the Property generally bounded by Jackson Street, East Duval Street, Third Street, Chamberlayne Parkway, and the alley between North 1st Street and Saint James Street which is currently being developed by RRHA in partnership with Community Preservation and Development Corporation (CPDC). That project is a mixed-use development planned for approximately 154 units to be built, 72 of which will house elderly residents from RRHA’s Frederick A. Fay Towers.

Today, Jackson Ward is experiencing a revitalization. The neighborhood is sandwiched between a flourishing downtown and major economic drivers such as the VCU Health System, and the Bio-Technology and Research Park which are spurring commercial development in the area. Additionally, the City’s Neighborhood in Bloom program invested significant Community Development Block Grant, and HOME funding for housing revitalization in this area.

VI. Rezoning Conditions (Proffers)

The Developer hereby proffers, as conditions of the rezoning, those proffers set forth on the attached document entitled “Amended and Restated Proffered Conditions,” dated May 24, 2018.

VII. Suitability of Rezoning

Future development pursuant to the proposed rezoning classification with proffered conditions will not be detrimental to the neighborhood. As a mixed use project, the proposed rezoning will not generate activities that are harmful to the health, safety, morals and general welfare of the area, and it will provide the opportunity for needed housing stock constructed in compliance with all applicable local, state and federal building codes and energy conservation requirements. Additionally, the development is likely to attract residents of diverse backgrounds and age groups so as not to adversely impact area schools, parks, playgrounds, water supplies, sewage and storm water systems, transportation or other governmental service. The development will add residential density and pedestrians in the area in a location with ample air, light and space components. Future development on the Property will increase revenue to the City of Richmond in the form of an expanded real estate tax base, construction revenue, bringing jobs to the area, as

well as bringing more consumers to the area. It will be a highly visible symbol of Jackson Ward's transformation and will thereby further the City's aspiration for this emerging neighborhood.

VIII. Community Support for Rezoning

The Applicant presented the rezoning proposal, proffers and related information to the Historic Jackson Ward Association. The Applicant will be providing letters of support from Historic Jackson Ward Association and other community stakeholders.

IX. Conclusion

The proposed rezoning is consistent with the Downtown Plan designation as Urban Center Area and is an appropriate land use to enhance the opportunity for long awaited infill development of a mixed-use project in Jackson Ward. A mix of uses for the Subject Property will bring much needed community services and amenities in the commercial spaces and quality housing options. Starting with the rezoning, RRHA's program plan for Jackson Place is to implement a comprehensive development plan for the creation of a high quality mixed-use and mixed-income development in the Jackson Ward neighborhood. The goal is to create a dynamic residential and commercial environment that successfully integrates residential units with uniquely sized commercial uses.

AMENDED AND RESTATED PROFFERED CONDITIONS

- Applicants:** Richmond Redevelopment And Housing Authority (“RRHA”) and Club 533, a Virginia corporation
- Property:** 25 Vacant parcels on N. 2nd Street and one parcel at 700 N. 3rd Street, Richmond, Virginia (collectively, the parcels shall be hereinafter referred to as the “Subject Property”)
- Project Name:** Jackson Place and Club 533
- Case No:** RZON-030930-2018
- Rezoning Request:** Conditional Rezoning from RF-53 Multifamily Residential to B-7 Mixed Use Business District
- Date:** May 24, 2018

RRHA and Club 533 (the property owners) pursuant to the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond, for themselves and their successors or assigns, proffer and agree the Subject Property will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owners. In the event this request is denied or approved with conditions not agreed to by the owners, the proffers shall immediately be null and void and of no further force or effect.

1. **Prohibited Uses.**

- a. The following uses shall not be permitted on the Subject Property:
- b. Auto service centers;
- c. Building materials and contractors’ sales and storage yards;
- d. Dry-cleaning or laundering establishments, except as accessory to other permitted uses (i.e., facilities that are part of a hotel);
- e. Funeral homes;
- f. Laundromats, except as accessory to multifamily housing and not prohibiting dry-cleaning pickup stations;
- g. Marinas;
- h. Breweries, excluding a microbrewery accessory to a restaurant;
- i. Manufacturing uses of under 15,000 square feet of area excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom;

- j. Wholesale, warehouse and distribution establishments excluding small scale accessory manufacturing/warehousing/distribution establishments such as a coffee house that roasts coffee beans on premises and distributes roasted coffee beans therefrom; and
- k. Uses permitted in the M-1 and M-2 districts and not otherwise listed as permitted uses in the B-7 Zoning District.

2. Compatibility.

Any development on the Property shall be generally contextual with buildings in the Jackson Ward neighborhood and its historical architecture and materials.

The developer of the Property shall be responsible for notifying in writing, of the submission of a site plan, to the last known President on file with the City Planning Department, of the Historic Jackson Ward Association, prior to or no later than fourteen (14) days after filing the plan. The developer shall provide a copy of the notification letter to the Planning Department.

SIGNATURES APPEAR ON FOLLOWING PAGES

**Signature Page to Amended and Restated Proffers for Conditional Rezoning Application
for Richmond Redevelopment and Housing Authority and Club 533, A Virginia
Corporation, dated May 24, 2018. Case No: RZON-030930-2018**

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY,
a political subdivision of the Commonwealth of Virginia

By: 

Name: Orlando Artze

Title: Interim Chief Executive Officer

**Signature Page to Amended and Restated Proffers for Conditional Rezoning Application
for Richmond Redevelopment and Housing Authority and Club 533, A Virginia
Corporation, dated May 24, 2018. Case No: RZON-030930-2018**

CLUB 533, a Virginia corporation

By: Carlton L. Boisseau, Jr. 5.29.18

Name: Carlton L. Boisseau, Jr.

Title: President

9274129.3 040153.00006

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.49'	20.08'	90°13'16"	S8°41'07"E	28.34'
C2	27.00'	21.10'	11.12'	44°46'44"	S58°48'53"W	20.57'
C3	27.00'	21.21'	11.18'	45°00'00"	N76°17'45"W	20.66'
C4	27.00'	42.52'	27.10'	90°13'16"	S8°41'07"E	38.26'
C5	20.00'	31.34'	19.93'	89°47'24"	S81°19'13"W	28.23'
C6	43.00'	67.71'	43.17'	90°13'16"	N8°41'07"W	60.93'
C7	90.00'	54.63'	28.19'	34°46'52"	S43°48'48"E	53.80'

OWNER INFORMATION:

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
INSTR. #97-03530
PARCEL ID: N0000041062

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
JACKSON PLACE - SECTION 1,
INSTR. #97-11946, DB. 296, PG. 288, DB. 261, PG. 1878, DB.
264, PG. 360, DB. 275, PG. 1491, DB. 261, PG. 825, DB. 259,
PG. 148, DB. 260, PG. 120, DB 293, PG. 496

BLOCK A, LOTS 1-4
LOT 1 - PARCEL ID: N0000041119 703 N. 2ND ST.
LOT 2 - PARCEL ID: N0000041120 705 N. 2ND ST.
LOT 3 - PARCEL ID: N0000041121 707 N. 2ND ST.
LOT 4 - PARCEL ID: N0000041122 709 N. 2ND ST.
BLOCK B, LOTS 1-9
LOT 1: PARCEL ID: N0000041110 723 N. 2ND ST.
LOT 2: PARCEL ID: N0000041111 203 MAGGIE L WALKER PL.
LOT 3: PARCEL ID: N0000041112 205 MAGGIE L WALKER PL.
LOT 4: PARCEL ID: N0000041113 207 MAGGIE L WALKER PL.
LOT 5: PARCEL ID: N0000041114 209 MAGGIE L WALKER PL.
LOT 6: PARCEL ID: N0000041115 211 MAGGIE L WALKER PL.
LOT 7: PARCEL ID: N0000041116 213 MAGGIE L. WALKER PL.
LOT 8: PARCEL ID: N0000041117 215 MAGGIE L WALKER PL.
LOT 9: PARCEL ID: N0000041118 217 MAGGIE L WALKER PL.
BLOCK C, LOTS 1-10
LOT 1: PARCEL ID: N0000041100 200 MAGGIE L WALKER PL.
LOT 2: PARCEL ID: N0000041101 202 MAGGIE L WALKER PL.
LOT 3: PARCEL ID: N0000041102 204 MAGGIE L WALKER PL.
LOT 4: PARCEL ID: N0000041103 206 MAGGIE L WALKER PL.
LOT 5: PARCEL ID: N0000041104 208 MAGGIE L WALKER PL.
LOT 6: PARCEL ID: N0000041105 210 MAGGIE L WALKER PL.
LOT 7: PARCEL ID: N0000041106 212 MAGGIE L WALKER PL.
LOT 8: PARCEL ID: N0000041107 214 MAGGIE L WALKER PL.
LOT 9: PARCEL ID: N0000041108 216 MAGGIE L WALKER PL.
LOT 10: PARCEL ID: N0000041109 218 MAGGIE L WALKER PL.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
INSTR. #97-28643
PARCEL ID: N0000041035

CLUB 533, INC.
INSTR. #97-28681
PARCEL ID: N0000041060

AREA TABLE:

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY PARCEL ID: N0000041062 JACKSON PLACE - SECTION 1, BLOCK A, LOTS 1-4	40,485 SQ. FT.	0.929 AC.
BLOCK B, LOTS 1-9	14,966 SQ. FT.	0.344 AC.
BLOCK C, LOTS 1-10	32,513 SQ. FT.	0.746 AC.
PARCEL ID: N0000041035	33,778 SQ. FT.	0.775 AC.
TOTAL:	7,149 SQ. FT.	0.164 AC.
	128,891 SQ. FT.	2.958 AC.
CLUB 533, INC. PARCEL ID: N0000041060	17,713 SQ. FT.	0.407 AC.
TOTAL OF RICHMOND REDEVELOPMENT AUTHORITY AND CLUB 533 PROPERTY	146,604 SQ. FT.	3.365 AC.

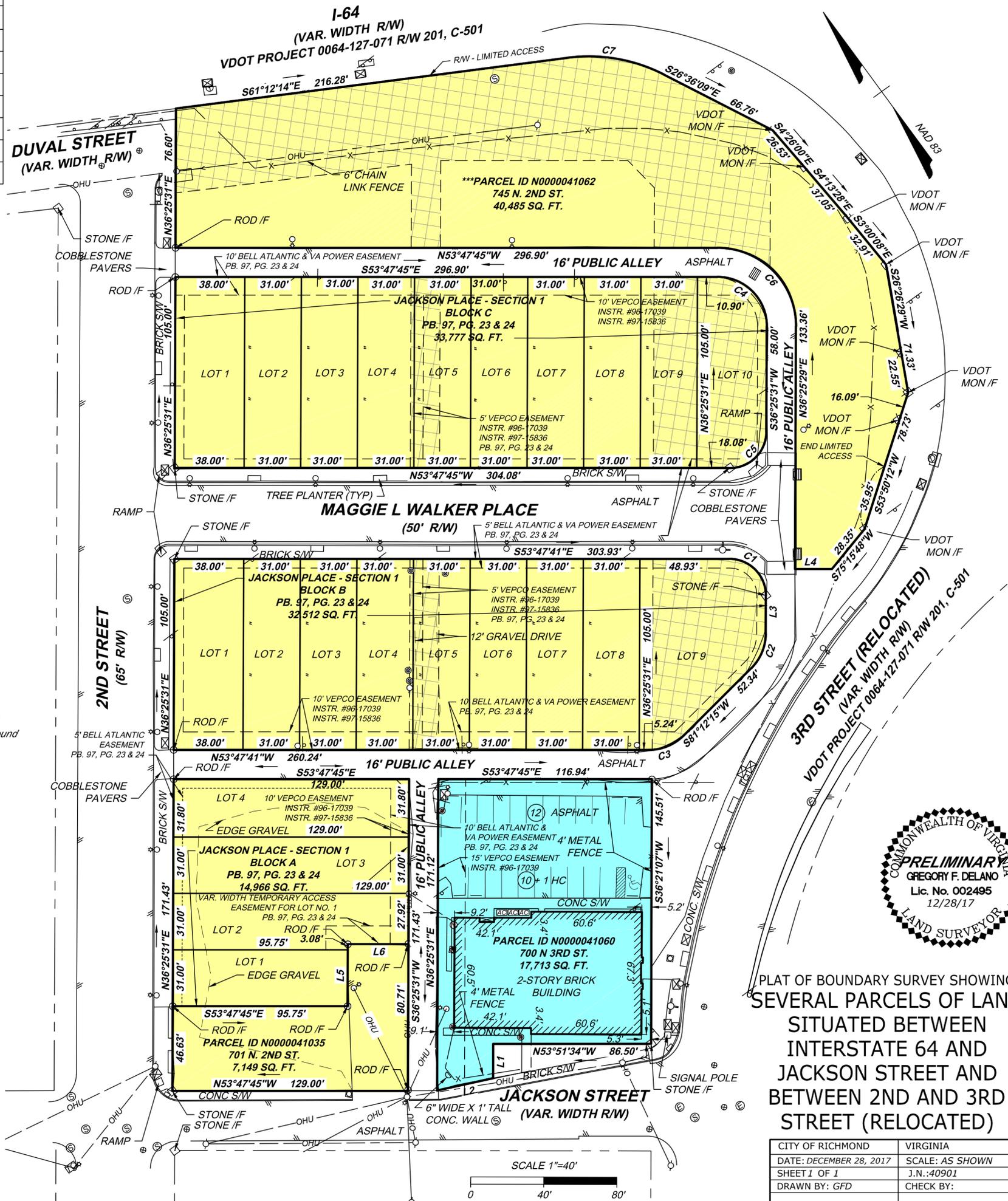
NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK WAS COMPLETED 12/28/17.
- THIS PROPERTY LIES WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 5101290041E, REVISED DATE JULY 16, 2014.
- NO UNDERGROUND UTILITIES SHOWN HEREON.
- ***THERE IS RETAINED BY THE CITY OF RICHMOND A FULL WIDTH SEWER AND UTILITY EASEMENT BY INSTRUMENT NUMBER 97-3530 AND SHOWN ON CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS DRAWING NO. 0-22838, DATED APRIL 1, 1996.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°21'07"W	18.84'
L2	N66°07'44"W	31.40'
L3	S36°25'31"W	21.00'
L4	N53°46'57"W	20.24'
L5	N36°25'31"E	31.00'
L6	S53°47'45"E	33.25'

Legend

- ☐ Telephone Pedestal
- ⊕ Gas Meter
- ⊕ Gas Drip
- ⊕ Gas Test
- ⊕ Gas Valve
- ⊕ Light Pole
- ⊕ Electric Meter
- ⊕ Electric Manhole
- ⊕ Traffic Signal Pole
- ⊕ Sign
- ⊕ Sign
- ⊕ Air Conditioner
- ⊕ Bollard
- ⊕ Sanitary Manhole
- ⊕ Storm Manhole
- ⊕ Storm Grate
- ⊕ Roof Drain
- ⊕ Utility Pole
- ⊕ Guy Anchor
- ⊕ Utility Vault
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Property Corner Found
- ⊕ Concrete Monument Found



PLAT OF BOUNDARY SURVEY SHOWING
SEVERAL PARCELS OF LAND
SITUATED BETWEEN
INTERSTATE 64 AND
JACKSON STREET AND
BETWEEN 2ND AND 3RD
STREET (RELOCATED)

CITY OF RICHMOND	VIRGINIA
DATE: DECEMBER 28, 2017	SCALE: AS SHOWN
SHEET 1 OF 1	J.N.: 40901
DRAWN BY: GFD	CHECK BY: