

## MOTION

To amend Ordinance No. 2022-268 as follows:

Page 3, Line 10

After the word “entitled”, strike the text ““SK-1, 1<sup>st</sup> Floor Plan, 401 S. Stafford Ave, Richmond, VA 23230,’ prepared by an unknown preparer, and dated April 8, 2022, and entitled”

Page 3, Line 12

After the word “dated”, strike the date “April 14, 2022” and insert the date “February 14, 2023”

Page 4, Line 5

After the word “than”, strike the hour “7:30” and insert the hour “8:00”

Page 4, Line 6

After the word “than”, strike the hour “10:00” and insert the hour “9:00”

Page 4, Line 9

After the period, insert the text “The outdoor dining area shall be limited to 24 seats” followed by a period

Page 4, Line 22

After the word “wine”, strike the comma

After the word “on-premises”, strike the text “or off-premises”

After the word consumption, strike the comma

Page 4, Line 23

At the beginning of the line, insert the word “only”

Page 5, Line 1

After the period, insert the text “No sale of liquor shall take place on the Property” followed by a period

Page 5, Line 9

At the beginning of the line, insert a subsection “(k)” followed by the text “A minimum of two exterior security cameras shall be installed on the Property” followed by a period

Page 5, Line 10

At the beginning of the line, insert a subsection “(l)” followed by the text “A bicycle rack shall be installed on the Property with a capacity of no fewer than four bicycles” followed by a period

INTRODUCED: September 12, 2022

AN ORDINANCE No. 2022-268

As Amended

To authorize the special use of the property known as 401 South Stafford Avenue for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, upon certain terms and conditions.

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

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

PUBLIC HEARING: OCT 10 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 401 South Stafford Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, which use, among other things, is not currently allowed by section 30-412.1 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: MAR 13 2023 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 401 South Stafford Avenue and identified as Tax Parcel No. W000-1031/033 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 401 S. Stafford Ave., in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated June 4, 2021, 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 a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled [~~“SK-1, 1st Floor Plan, 401 S. Stafford Ave, Richmond, VA 23220,” prepared by an unknown preparer, and dated April 8, 2022, entitled~~] “SK-1, Ground Floor Plan, 401 S. Stafford Ave, Richmond, VA 23220,” prepared by an unknown preparer, and dated [~~April 14, 2022~~] February 14, 2023, and entitled “SK-2, Second Floor Plan, 401 S. Stafford Ave, Richmond, VA 23220,” prepared by an unknown preparer, and dated April 14, 2022, and 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 a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, substantially as shown on the Plans.

(b) Off-street parking shall not be required for the Special Use.

(c) The restaurant use of the Property shall begin no earlier than ~~[7:30]~~ 8:00 a.m. and shall cease no later than ~~[10:00]~~ 9:00 p.m. daily.

(d) Outdoor dining on the Property shall only be within the area labelled “Patio” on the Plans and shall only be in operation between the hours of 7:30 a.m. and 9:00 p.m. No less than two covered trash containers shall be provided for the outdoor dining area. The outdoor dining area shall be limited to 24 seats.

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

(f) Full cutoff lighting fixtures shall be used for exterior lighting and shall be installed so as to prevent glare on adjacent properties.

(g) No live music or entertainment use shall be permitted within the building on the Property. No live or recorded music or entertainment use shall be permitted outside of the building on the Property.

(h) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the R-63 Multifamily Urban Residential District, pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.

(i) The retail sale of beer and wine~~[-]~~ for on-premises ~~[or off-premises]~~ consumption~~[-]~~ only may take place within the building and within the outdoor dining area, subject to the

regulations of the Virginia Alcoholic Beverage Control Authority, or its successor agency. No sale of liquor shall take place on the Property.

(j) Pursuant to section 15.2-2286(A)(3) of the Code of Virginia (1950), as amended, this Special Use shall be subject to an automatic review by the City Council upon a change in possession, a change in the owner of the business, or a transfer of majority control of the business entity. Upon a review by the City Council, it may either amend or revoke the Special Use permit after notice and a public hearing as required by section 15.2-2206 of the Code of Virginia (1950), as amended.

(k) A minimum of two exterior security cameras shall be installed on the Property.

(l) A bike rack shall be installed on the Property with a capacity of no fewer than four bicycles.

§ 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.

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

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

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

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

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

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as



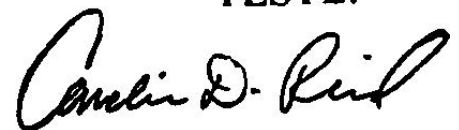
amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink that reads "Carlin D. Reed". The signature is written in a cursive style with a large, looping initial "C".

**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.2022.0233

### O & R Request


**DATE:** August 16, 2022


**EDITION:** 1

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

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

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer 

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning 

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review 

**RE:** To authorize the special use of the property known as 401 South Stafford Avenue as a mixed use building, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 401 South Stafford Avenue as a mixed use building, upon certain terms and conditions.

**REASON:** The property was constructed in 1920 as a mixed-use structure with ground floor retail. Since this time, the zoning has been changed to R-6 Single-family Attached Residential and the mixed-use was abandoned. The proposed SUP will authorize a commercial use in the form of a restaurant.

**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 October 3, 2022, meeting.

**BACKGROUND:** The subject property is located on the southeast corner of South Stafford Avenue and Idlewood Avenue. It is improved with a two-story structure originally built as mixed-use with commercial use on the ground floor and a residential use upstairs. The commercial use of the property ceased in 1995 and the legally nonconforming status was removed two years later.

The proposed special use will authorize a restaurant use on the ground floor while retaining a residential use on the second floor. Each level contains approximately 684 square feet.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

The adjacent properties are in the same R-6 Single-family attached residential zoning district. The dominant land uses are single and two-family attached and detached dwellings. A church is located on the opposite end of the block from 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:** September 12, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** October 10, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 3, 2022

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**ATTACHMENTS:** Draft Ordinance, Application and Narrative, Plans & Survey

**STAFF:** David Watson, Senior Planner, Land Use Administration (Room 511) 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.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** *Derek Jordan*

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

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

# APPLICANT'S REPORT

*December 7, 2021*

Revised: May 1, 2020

*Special Use Permit Request*

*401 S Stafford Street, Richmond, Virginia*

*Map Reference Number: W000-1031/033*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

530 East Main Street, Suite 730

Richmond, Virginia 23219

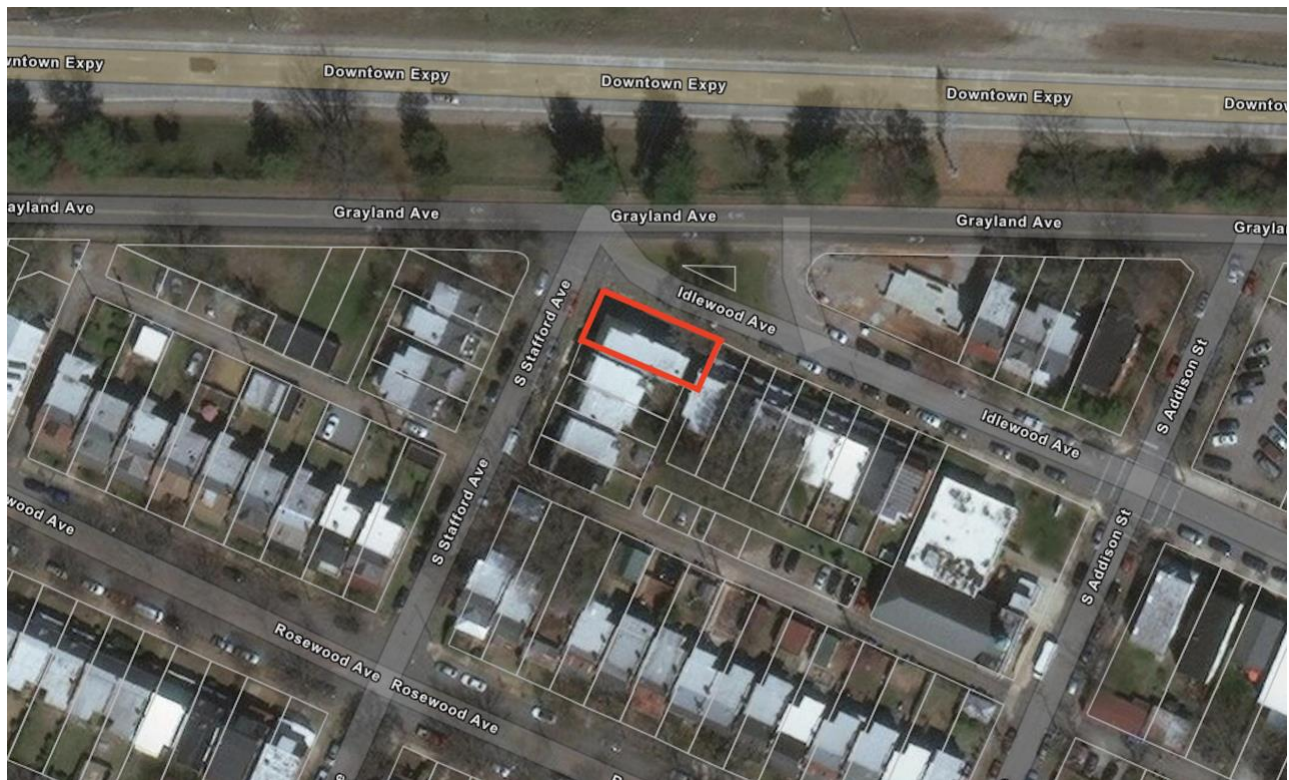
## Introduction

The property owner is requesting a special use permit (the "SUP") for 401 S Stafford Street (the "Property"). The SUP would authorize the reuse of a mixed-use building which does not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeast corner of S Stafford Avenue and Idlewood Avenue and is referenced by the City Assessor as tax parcel W000-1031/033. The Property is roughly 35 feet wide by 81 feet in depth and contains approximately 2,835 square feet of lot area.



*Figure 1: Map of existing parcels in the area with the subject property highlighted*

The Property is improved with a two-story, masonry mixed-use structure originally constructed in 1920. According to City Assessor's records, the building contains 2,047 square feet of finished floor area and includes a first floor designed for commercial use and a second floor occupied by a dwelling unit. The City of Richmond Assessor's card for the Property indicates the first floor was previously occupied as an "owner-occupied grill" though by 1999. The first-floor commercial space is now vacant.



*Figure 2: Image of the historical use of the Property from the Assessor's Card*

To the north of the Property lies the right-of-way of the downtown Expressway. Properties to the east, south, and west in the immediate vicinity area are generally developed with single-family dwellings. At the eastern end of the block lies the Sixth Baptist Church. There are a range of other uses within a two-block radius including several multi-family dwellings to the west toward Byrd Park, the sixth Baptist Church to the east within the block, and a mixed-use building with corner commercial uses authorized by special use permit at 2200 Idlewood Avenue.

## **TRANSPORTATION**

The Property is located less than ½ mile from bus stops which access the 77 and 78 bus lines along with the 5 bus line which is considered a “high-frequency” line which runs every 15 minutes. The Property has a Walk Score of 85 out of 100, indicating it is “Very Walkable”, allowing most errands to be accomplished on foot. The Property has a Bike Score rating of 77 out of 100, suggesting that biking is convenient for most trips. Walkability and Bikeability are Property’s location in close proximity to two bridges providing convenient connectivity to the Robinson Street/Carry Street Corridors and the Fan District to the north.

## **EXISTING ZONING**

The Property is currently zoned R-6 Single-Family Attached Residential. The surrounding properties are also zoned R-6 with properties to the east, along Grayland and S Davis Avenue, being zoned R-53 Multifamily Residential. To the north, across the Downtown Expressway, properties are zoned B-6 and R-63.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) recommends “Neighborhood Mixed-Use” for the Property. This land use category is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Most importantly, where this request is concerned, this designation specifically recommends that “In historic neighborhoods, small-scale commercial uses should be allowed to reestablish.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, including:

- Historic Preservation, Objective 3.1, Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity.
- High Quality Places, Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully-designed new construction in a manner not otherwise assured by-right.

# **Proposal**

## **PROJECT SUMMARY**

The SUP would authorize the use of the Property as a mixed-use building with a corner commercial use and one dwelling unit, consistent with the original use of the property. The proposed commercial use does not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

## **PURPOSE OF REQUEST**

The Property was originally developed in 1920, prior to zoning, with a ground floor commercial use and one dwelling unit. The Property functioned as a small-scale corner commercial use, serving the needs of nearby residences for years. Over the years, the property was rezoned and the current R-6 zoning no longer permits the original and proposed use of the Property. Because the building has been vacant for well over two years, any nonconforming (grandfathered) rights associated with the corner commercial use have been lost.

The owner now proposes to renovate the existing commercial portion of the building and to occupy it with a restaurant (sandwich shop) with outdoor dining along with incidental take-out and retail. This request has been revised in order to only permit this use for the commercial space. This is consistent with the original use of the Property and the use of the Property at the time it became nonconforming. As the proposed commercial use is not permitted by the underlying R-6 zoning regulations, and the building has been vacant for more than two years, a SUP is required in order to permit the proposed development.

## **PROPOSED RESTRICTIONS**

- Commercial Space Hours of Operation -
  - Hours of operation limited to 7:30 AM to 10 PM



- The outdoor patio would close no later than 9 PM
- No outdoor music would be permitted outside (at any time)
- No accessory entertainment use, such as live music or DJs, would be permitted
- Internally illuminated or neon signs that may cast light toward neighboring residential properties would not be permitted
- The range of uses would be limited to the proposed restaurant use with indoor and outdoor dining and incidental retail uses
- Alcohol Sales (ABC OFF) -
  - No beer or wine coolers shall be sold as singles in individual containers of 40 or fewer fluid ounces.
  - Beer or wine coolers in containers of 40 or fewer ounces shall only be sold in packs with a minimum of 4 units.
  - Wine shall be sold only in bottles of at least 750 ml or 25.4 ounces.
  - Fortified wine (wine with an alcohol content of 14% or more by volume) shall not be sold.

In exchange for the SUP, the intent of this request is to provide a high-quality dwelling and a neighborhood-serving commercial use. The proposal would remain consistent with historical use of the property while allowing for the rehabilitation of a vacant structure which is part of the neighborhood fabric. The quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled commercial use that is compatible with and complementary to the surrounding residential neighborhood.

## **PROJECT DETAILS**

The existing two-story structure would be renovated, including the original storefront area, to establish a first-floor commercial use and a second-floor dwelling.

The commercial tenant space would be upgraded to meet the expectations of high-quality commercial tenant in today's market. The space is intended to be occupied as a restaurant with limited indoor and outdoor dining areas. This use would be limited in scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise, and other impacts that typically result from uses that draw patrons from outside a neighborhood. At roughly 1,022 square feet the proposed commercial space would be scaled down significantly and even less impactful when compared to the 1,500 square foot corner commercial uses that are permitted in the R-63 district, where these uses are first permitted in a residential district as a matter of right.

## **Findings of Fact**

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

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

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed commercial uses would be limited in size, type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance and to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected.

## Summary

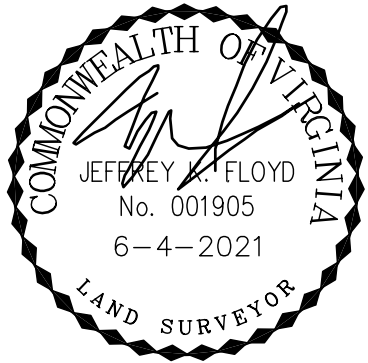
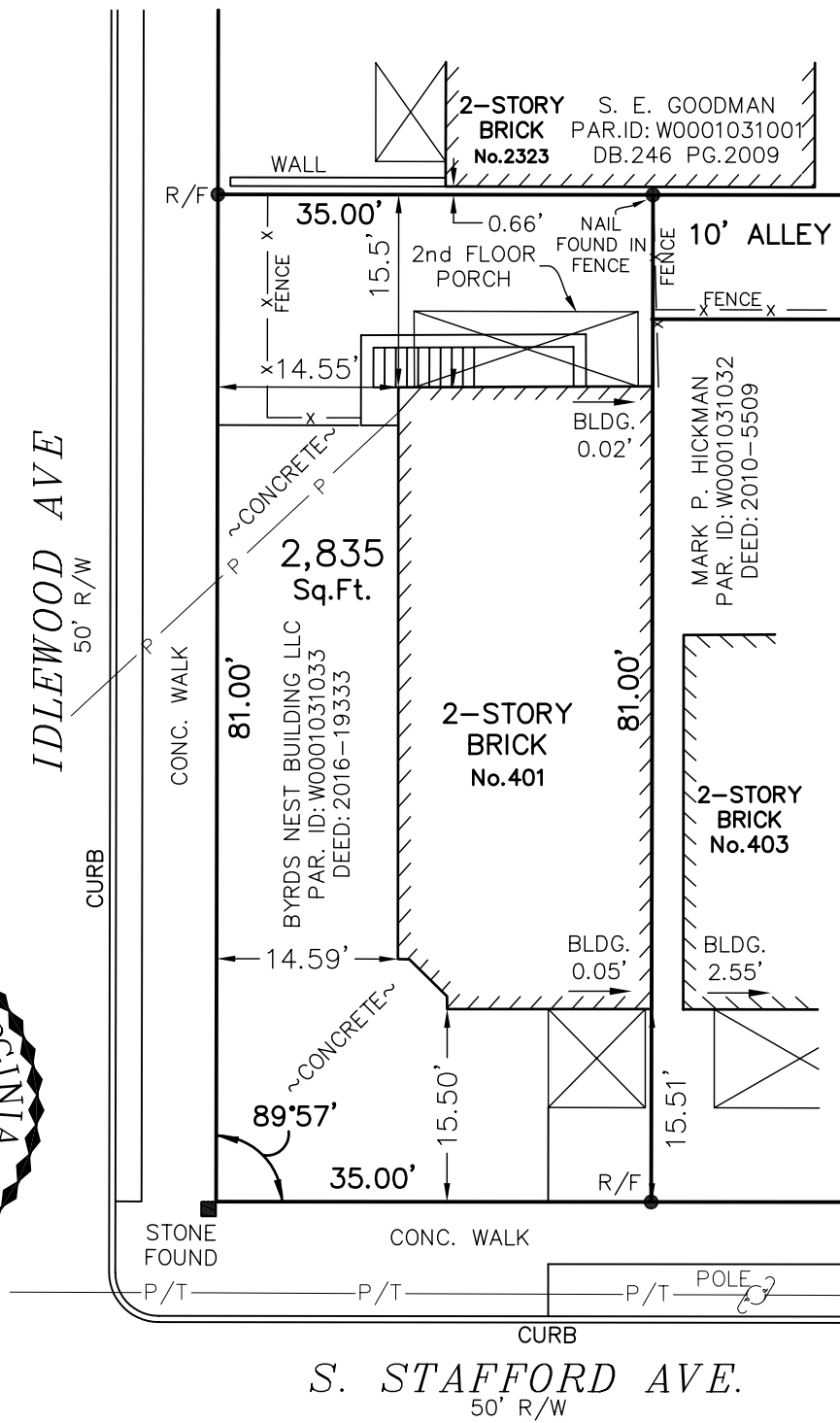
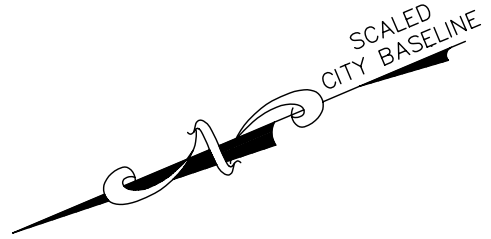
In summary we are enthusiastically seeking approval for this SUP, which would permit the re-use of the existing building. The proposed uses would respectfully revive this significant piece of the existing neighborhood fabric which is currently vacant. This request is a preferable alternative to continued underutilization of the Property.

The request offers compatibility with goals contained within the City's Master Plan and is consistent with the historic use of the property. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while: contributing to a desirable variation in housing style and density in the vicinity; providing for continued economic diversity in housing options within the neighborhood; and allowing for a walkable neighborhood serving commercial use as a compliment to surrounding residential uses. It will help encourage a pedestrian friendly urban streetscape in the vicinity. This would contribute to the vibrancy of the block through the provision of addition street life in the form of pedestrian traffic and restored pedestrian-scaled store-front fenestration. Finally, the quality assurances

and improvements and conditions related to the renovation and commercial tenant space as defined by the SUP would guarantee a higher quality development than might otherwise be developed by right and would ensure a modern and appropriately scaled neighborhood-serving commercial use.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-4-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290036D Zone: "X" DATED: 4-2-2009



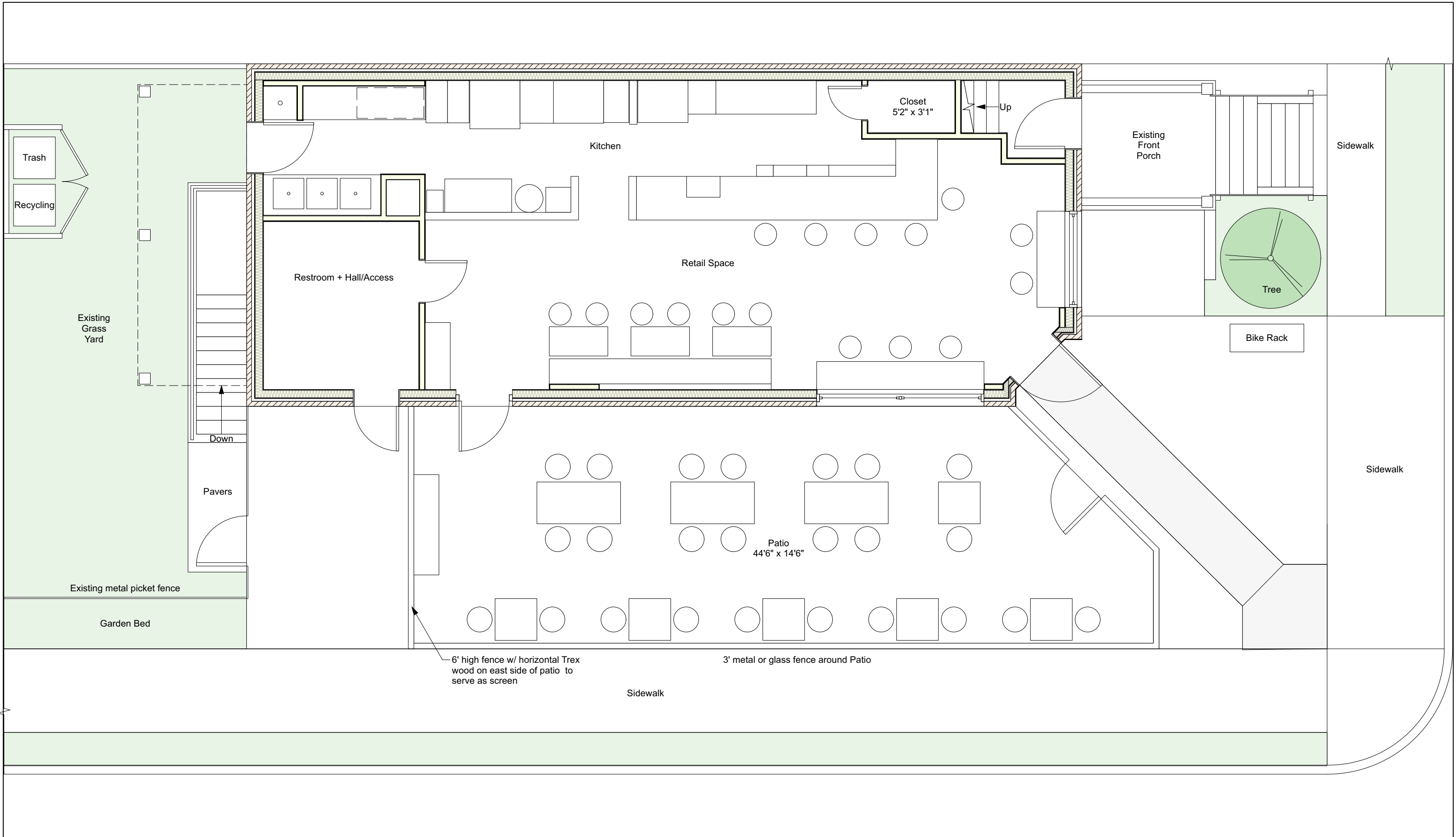
**S. STAFFORD AVE.**  
50' R/W

**MAP SHOWING THE IMPROVEMENTS  
ON No.401 S. STAFFORD AVE.  
IN THE CITY OF RICHMOND, VA.**



**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

DATE: 6-4-2021  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905  
SCALE: 1"=15'  
JOB NO. 210314070



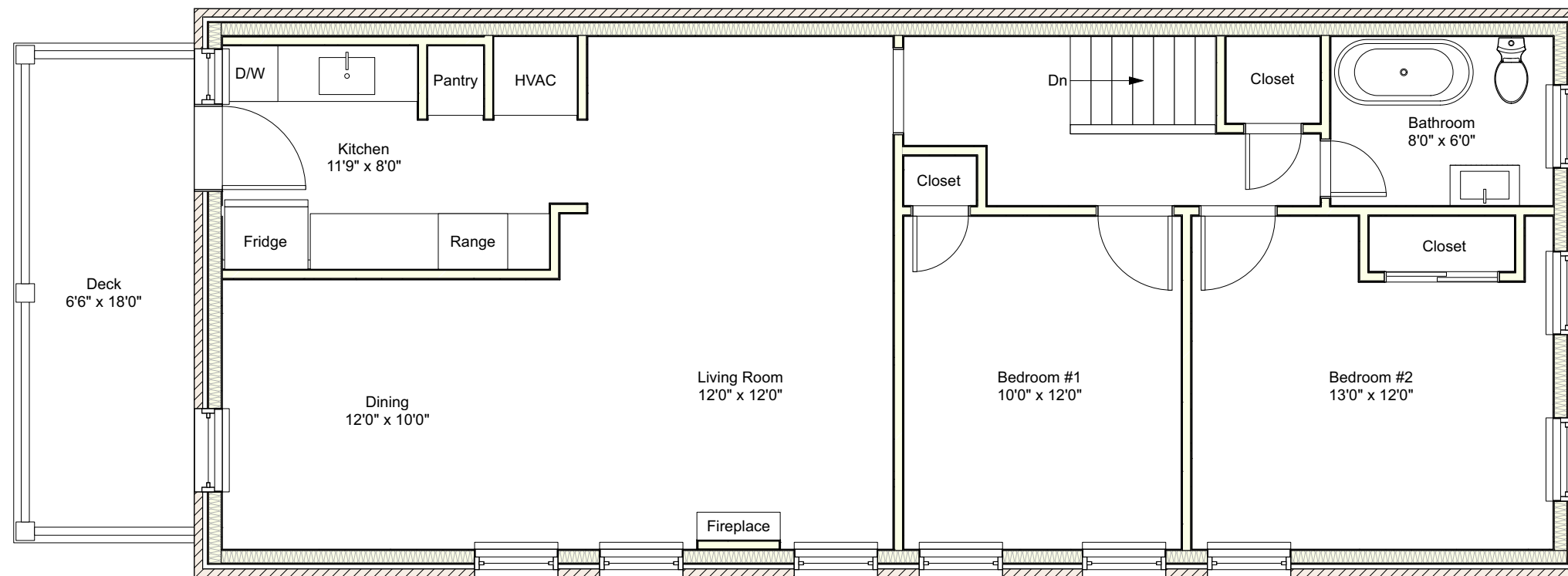
SK-1

Ground Floor Plan

401 S. Stafford Ave, Richmond, VA 23220

DATE: 02-14-23

SCALE: 3/16" = 1'-0"



SK-2

Second Floor Plan

401 S. Stafford Ave, Richmond, VA 23220

DATE: 04-14-22

SCALE: 3/16" = 1'-0"