

INTRODUCED: June 2, 2025

AN ORDINANCE No. 2025-127

To authorize the special use of the property known as 7 North 18th Street for the purpose of a one-story building and a parking garage, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 23 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 7 North 18th Street, which is situated in a B-5 Central Business District, desires to use such property for the purpose of a one-story building and a parking garage, which use, among other things, is not currently allowed by sections 30-442.1 and 30-442.6, concerning height, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 7 North 18th Street and identified as Tax Parcel No. E000-0132/030 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Survey of Market Villas, City of Richmond, Virginia,” prepared by Long Surveying LLC, and dated September 29, 2019, 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 one-story building and a parking garage, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “7-9 N 18th ST, Richmond, VA 23223,” prepared by ADO/Architecture Design Office, and dated November 20, 2024, 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 a one-story building and a parking garage, substantially as shown on the Plans.

(b) No fewer than sixteen off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) No fewer than twelve long-term bicycle parking spaces shall be provided on the Property.

(d) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

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

(f) 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 (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 a brick apron along North 18th Street, substantially as shown on the Plans, 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, (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, 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.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 22, 2025

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: Sabrina Joy-Hogg, Interim 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 7 North 18th Street for the purpose of a one-story building and a parking garage, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a parking garage in a B-5 Central Business District. The B-5 district requires that no portion of the parking garage along the principal street frontage be used for parking or circulation of vehicles. Additionally, the building on the subject property is a one-story building. The B-5 district requires all buildings to be a minimum of two stories. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The property is located in the Shockoe Bottom neighborhood on North 18th Street between East Main Street and East Franklin Street. The property is currently a 7,405 square foot (0.17 acre) parcel of land improved with a one-story building. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements." (p. 64)

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government. (p. 64)

The current zoning for the property is B-5 – Central Business District.

COMMUNITY ENGAGEMENT: Shockoe Partnership Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$2,400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 27, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 23, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 17, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey

STAFF:

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

**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: 7-9 N. 18th Street Date: 1/19/24

Tax Map #: E0000132030 Fee: \$2,400

Total area of affected site in acres: 0.17

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

Zoning

Current Zoning: B-5- Business (Central Business)

Existing Use: Vacant Commercial Shell

Proposed Use

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

See Applicant's Report

Existing Use: Vacant Commercial Shell

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer Mullen

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374 Fax: (804) 441-8438

Email: jmulen@rothjackson.com

Property Owner: Market Villas CS LLC

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: 4501 47th Street NW

City: Washington State: DC Zip Code: 20016

Telephone: (301) 980-6718 Fax: ()

Email: alex.mccolough@second-landing.com

Property Owner Signature: Alexander McColough

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)

February 7, 2024

Jennifer D. Mullen
Richmond Office
(804) 977-3374 (direct)
jmullen@rothjackson.com

Mr. Matthew Ebinger
Principal Planner – Land Use Administration
Department of Planning and Development Review
900 East Broad Street
Richmond, VA 23219

Re: Applicant's Report – 7-9 N 18th Street

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for the special use of tax parcel E0000132030 (the "Property") to waive the requirement for twenty of depth in front of a parking garage and authorize the height of the existing as a one-story building. The Property is zoned B-5 and is identified in the Richmond300 a Destination Mixed-Use. The Property is currently improved with a one-story building that has been vacant for years. The Property is identified in the Richmond300 as Destination Mixed Use. The Property is adjacent to the north to the Market Villas Condominiums, which include ground floor commercial space and residential units above in an existing three-story building. This special use permit request would waive the requirement for the first twenty (20') feet of depth along N. 18th Street principal street frontage to be used for another commercial use other than a parking garage as a principally permitted use.

The special use of the Property will permit additional parking spaces within the building, while maintaining the existing storefront design of the building. The Property is not available for access other than a new curb cut on 18th Street; however, the proposed design of the garage door minimizes the conflict with pedestrian traffic and maintains the integrity of the building. The center section of the storefront will be removed to install a new decorative garage door, which will maintain a consistent level of transparency along the street. The internal existing columns are well suited for the parking garage use without alteration. These features allow the building to be reconfigured with a new storefront when the market exists to support multiple retail uses. The parking garage will serve the commercial user located on the ground floor of the adjacent building, which is being built out for a specialty market and as an overall block maintains the mix of uses identified as appropriate by the Richmond300.

{01491282;v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

The special use for this Property will help support the goal of an 18-hour use for Shockoe Bottom, by providing off-street parking for adjacent commercial users. Creating a successful, thriving mixed use node is a priority and the special use of this Property is a way to support that goal. Further the renovation of the existing building in a manner that maintains a potential future for commercial use meeting the B-5 code requirements is a key component as the growth of the area supports such uses.

Thank you for in advance for you review of the application.

Sincerely,



Jennifer D. Mullen

Enclosure

{01491282;v1}



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Commitment Legal Description

EXHIBIT "A"
Legal Description

Tract I:
ALL that certain piece or parcel of land designated as Lot 2 on that certain plat of Wingate and Kestner, P.L.C., entitled "PLAT OF SUBDIVISION OF MARKET VILLAS", a copy of which is recorded in the Clerk's Office of the Circuit Court of the City of Richmond in Plat Book 02, pages 63 and 64, and more particularly described as follows:

Commencing at the intersection of the north line of East Main Street and the east line of North 18th street, thence; in a northeast direction along the east line of North 18th Street a distance of 92.90' to the point of beginning; thence, along the east line of North 18th Street N 36°45'32" E a distance of 65.82' to a point; thence, leaving the east line of North 18th Street S 53°35'24" E a distance of 18.59' to a point; thence, N 36°48' 13" E a distance of 2.00' to a point; thence, S 53°35'24" E a distance of 25.75' to a point; thence, N 36°48' 13"E a distance of 5.17' to a point; thence, S 53°35'24" E a distance of 20.64' to a point, thence, N 36°24'36" E a distance of 1.80' to a point; thence, S 53°24'31" E a distance of 38.47' to a point; thence; S36°36'00" W a distance of 75.82' to a point; thence, N 52°56'58" W a distance of 103.66' to a point on the east line of North 18th Street, being the point of beginning, containing 0.1703 acre.

Being the same real estate conveyed to Market Villas Annex, LLC, a Virginia limited liability company by deed from Commonwealth Bottom Developers, L.L.C., a Virginia limited liability company dated July 5, 2005, recorded July 7, 2005 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 05-022314.

TRACT II:
ALL that certain real property consisting of One (1) unit in the condominium known as Market Villas Condominiums, a Condominium, located in the City of Richmond, Virginia, which has been established by a Declaration and Bylaws, and Exhibits attached thereto, and recorded June 28, 2013 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 13-4446, as amended and supplemented from time to time. The property hereby conveyed is more particularly described as follows:
Condominium Unit 2 of Market Villas, a Condominium, City of Richmond, Virginia, together with an undivided interest in the Common Elements appertaining thereto, pursuant to the Condominium Instruments.
BEING a portion of the same real estate conveyed to Market Villas Note, LLC, a Virginia limited liability company by Deed of Contribution from Market Villas, LLC, a Virginia limited liability company, dated June 27, 2013, recorded June 28, 2018 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 13-14447.
TRACT III:

ALL that certain real property consisting of One (1) unit in the condominium known as Market Villas Condominiums, a Condominium, located in the City of Richmond, Virginia, which has been established by a Declaration and Bylaws, and Exhibits attached thereto, and recorded June 28, 2013 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 13-4446, as amended and supplemented from time to time. The property hereby conveyed is more particularly described as follows:
Condominium Unit 3 of Market Villas, a Condominium, City of Richmond, Virginia, together with an undivided interest in the Common Elements appertaining thereto, pursuant to the Condominium Instruments.
BEING a portion of the same real estate conveyed to Market Villas, LLC, a Virginia limited liability company by the following Deeds:
Deed from 12 N. 19th Street, L.C., a Virginia limited liability company, dated July 30, 2001, recorded August 13, 2013 as Instrument No. 01-021099.
Deed from Mark W. Carnes, dated April 1, 2002, recorded April 18, 2002 as Instrument No. 02-011850.
Deed from Commonwealth Bottom Developers, LLC a Virginia limited liability company dated August 21, 2002, recorded August 30, 2002 as Instrument No. 02-027328 and further by Deed of Correction dated May 1, 2005, recorded May 12, 2005 as Instrument No. 05-015420.

Miscellaneous Notes

1. This survey is based on current field work.
2. No underground utilities were located. Only aboveground utilities
3. There is no visible evidence of recent earth moving.
4. There is no visible evidence of recent street or sidewalk construction or building additions.
5. There is no visible evidence of site use as a waste dump, sump sanitary landfill nor is there evidence of construction or repair.
6. All Statements within the certifications, and other references elsewhere hereon related to: utilities improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another wise noted.
7. Field Measurements match Record Measurements
8. By graphic plotting only, the Property is located in Zone "X" Other Flood Areas with reduced risk of flooding due to levee, based on FEMA Flood Insurance Rate Map, Community Panel No. 5101290041E, which bears an effective date of July 16, 2014.
9. Parcel(s) zoning is B-5 (Central Business)
10. Title Commitment from Fidelity National Title Insurance Company, Commitment Number VA1901187, dated July 17, 2019 was used in the preparation of this survey.
11. Parcel as described as Parcel 7 in Deed Book 673C, page 745 and Deed Book 666C, Page 429.
12. There were no visible signs of wetlands or wetlands markings.

Notes Corresponding to Schedule B

3. Easement granted to Chesapeake and Potomac Telephone Company dated October 28, 1927, recorded November 28, 1927 in Deed Book 348C, page 202 and Applicable to Tract II and III no longer appears to affect parcels.
4. Terms and conditions with respect to party wall encroachment agreement dated April 15, 1940, recorded August 27, 1940 in Deed Book 422C, page 118 and Applicable to Tract II and III affects parcels but cannot be plotted.
5. Easement granted to Virginia Electric and Power Company dated October 7, 1948, recorded in Deed Book 510C, Page 259 affects parcel and is shown on survey.
6. Terms, conditions and easements as contained in Agreement dated December 10, 1969, recorded December 11, 1969 in DB 662A, page 722 and Plat Book 34, page 76 affect parcel and are shown on survey.
7. Terms and conditions with respect to party wall encroachment agreement dated January 16, 1970, recorded October 12, 1970 in Deed Book 666B, page 432 and applicable to Tract II and III affect parcels but cannot be plotted.
8. Terms, provisions, covenants, conditions, and restrictions, as contained in Deed dated September 16, 1996 recorded September 18, 1996 as Instrument No. 96-19508 and applicable to Tract II and III affect parcels but cannot be plotted.
9. Terms, conditions, obligations and easements as contained in Declaration of Resubdivision and Easement dated August 8, 2002, recorded August 23, 2002 as Instrument No. 02-026449 and Plat Instrument 02-63. Easements shown on plat that are applicable are shown on current survey.
10. Easement granted to Virginia Electric and Power Company dated June 18, 2003, recorded January 5, 2004 as Instrument No. 04-000026 and applicable to Tract II and III affect parcel are is shown on survey.
11. Easement granted to Verizon Virginia Inc. dated January 6, 2004 recorded February 6, 2004 as Instrument No. 04-003740 and applicable to Tract II and III affect parcels and is shown on survey.
12. Covenants, conditions, restrictions, reservations, easements, liens for assessments, created by the Condominium Act of Virginia or set forth in the Declaration of Market Villas, a Condominium recorded June 28, 2013 as Instrument No.13-14446, in the related By-Laws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, and any amendments thereto affect parcels but cannot be plotted.
13. Rights of the owners of other units and of others entitled thereto in and to the use of the common elements, as defined and described in the Declaration of Market Villas, a Condominium recorded June 28, 2013 as Instrument No.13-14446 affect parcels but cannot be plotted.
14. Reservation of easements within and rights of entry to the individual unit hereby insured, for emergency purposes, for purposes of maintenance and repair, and for such other purposes as are authorized, as defined and described in the Declaration of Market Villas, a Condominium recorded June 28, 2013 as Instrument No.13-14446 affect parcels but cannot be plotted.
15. Easements within the common elements for the installation and maintenance of utilities, sanitary and storm sewer lines, sidewalks, roadways passageways and any other common facilities and services located therein, as shown on the plat attached to the Declaration of Market Villas, a Condominium recorded June 28, 2013 as Instrument No.13-14446, or as now or hereafter established therein pursuant to said Declaration, or as now or hereafter installed therein pursuant to any recorded easements granted by the instruments referred to elsewhere affect parcel but cannot be plotted.
16. Not a matter of survey

ENCROACHMENTS

- (A) SIGN ENCROACHING INTO R/W 5.2'
- (B) BUILDING OVERHANG ENCROACHING INTO R/W 6.1'
- (C) OVERHEAD TELEPHONE LINE ENCROACHING
- (D) OVERHEAD ELECTRIC ENCROACHING
- (E) CAMERA ENCROACHING INTO R/W 0.5'
- (F) FIRE CONNECTION ENCROACHING INTO R/W 0.4'
- (G) AWNINGS ENCROACHING INTO R/W
- (H) SIGN ENCROACHING INTO R/W 5.1'

Current Zoning Information

ZONED B-7 MIXED USE BUSINESS DISTRICT
PER CITY GIS.
SET BACKS: FRONT 0', SIDE 0' , REAR 0'
NO ZONING REPORT WAS FURNISHED

Existing Parking

0

Certification

To CJen Partners LLC, KEYBANK NATIONAL ASSOCIATION and its successors and/or assigns, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on October 1, 2019.
Date of Plat or Map: Sept. 29, 2019



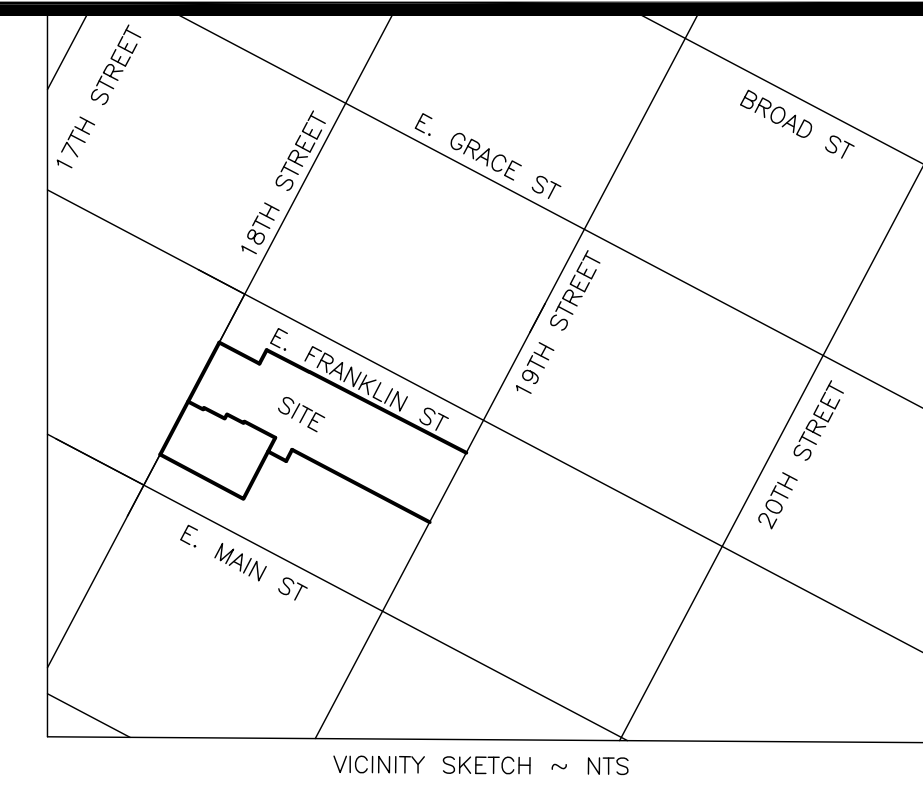
Brian M Long
#002372



ALTA / NSPS SURVEY OF
MARKET VILLAS

CITY OF RICHMOND, VIRGINIA
SEPT. 29, 2019

LONG SURVEYING LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23102

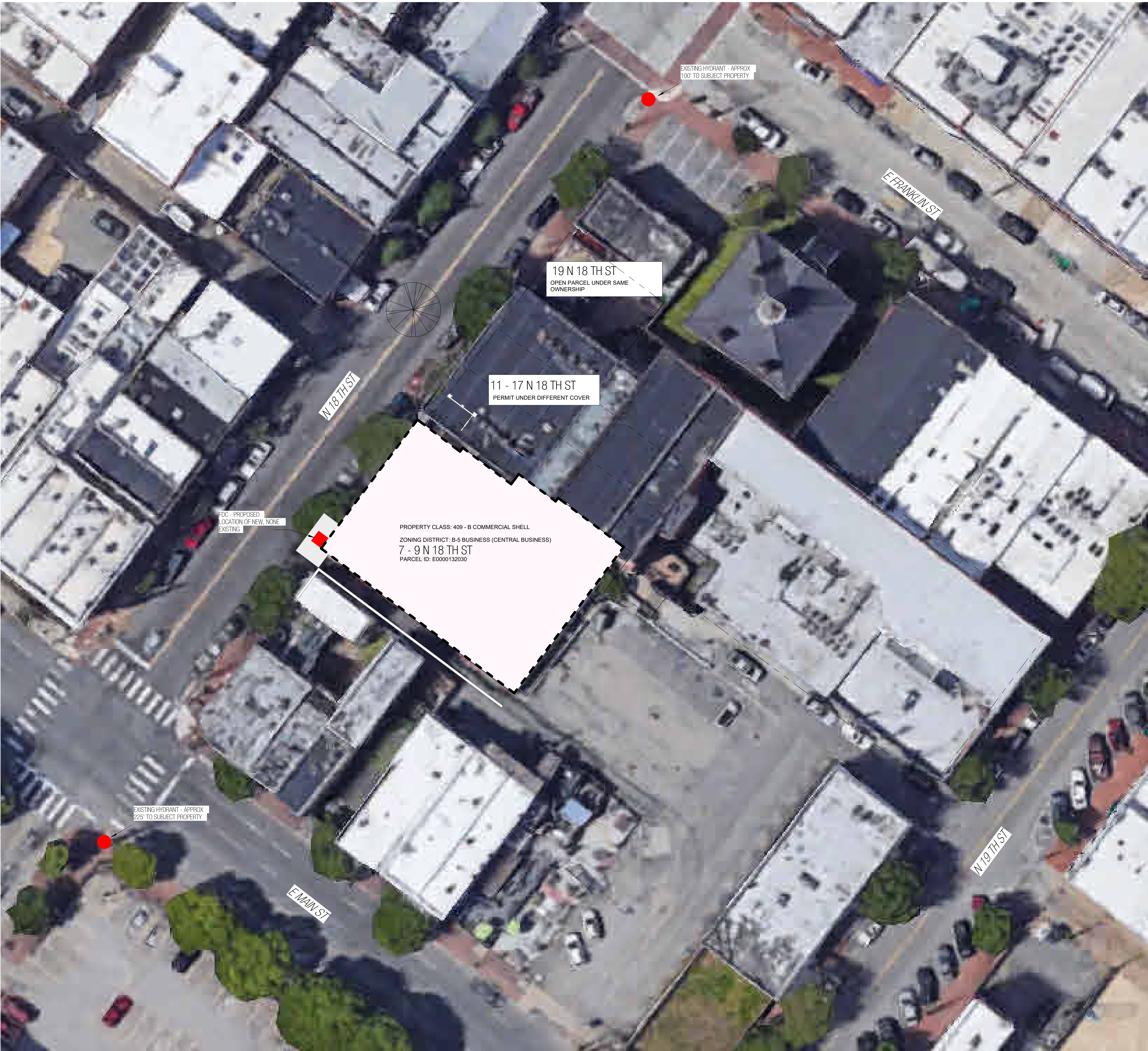


PLAT 02-63



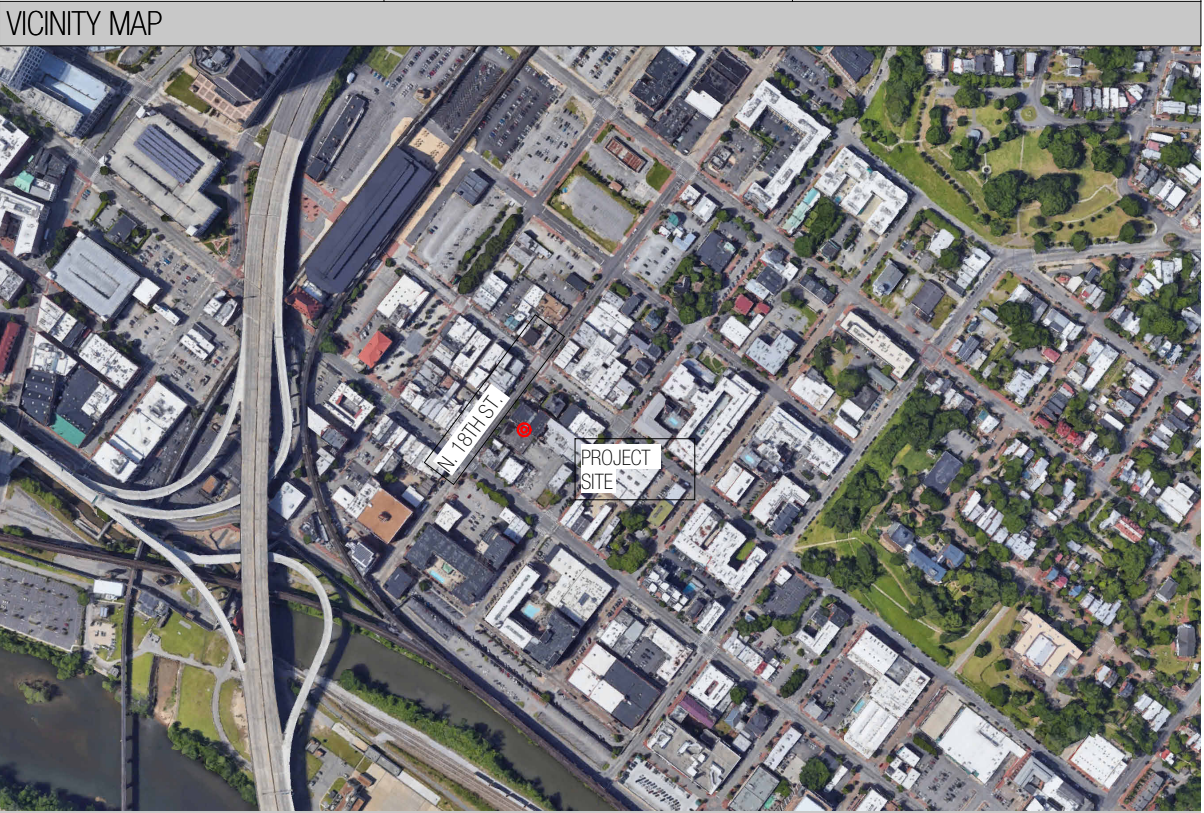
CITY OF RICHMOND, VIRGINIA
SEPT. 29, 2019

SHEET 2 OF 2



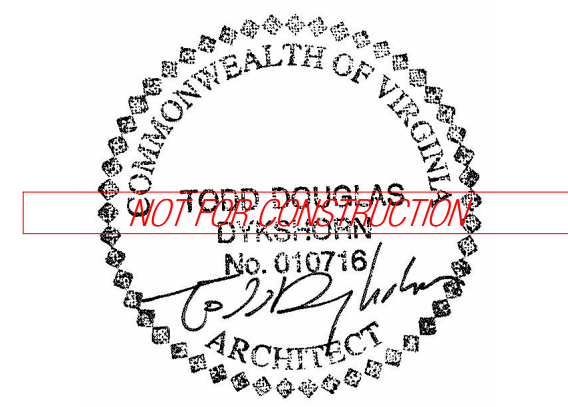
PROJECT DESCRIPTION			
ALTERATIONS WITHIN EXISTING 1 STORY MASONRY BUILDING TO CONVERT TO PARKING USE			
CODE INFORMATION			
APPLICABLE CODES:	2018 VIRGINIA EXISTING BUILDING CODE (ALTERATIONS) REFERENCING 2018 VIRGINIA CONSTRUCTION CODE		
CONSTRUCTION TYPE:	3-B		
USE GROUP:	S-2		
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13 (IBC SECTION 903.3.1.1)		
ALLOWABLE BUILDING AREAS:			
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) [PER VOC TABLE 506.2]
1ST LEVEL	S-2	6,781 SF	104,000 SF
ALLOWABLE BUILDING HEIGHTS:			
ALLOWABLE # OF STORES ABOVE GRADE [VOC TABLE 504.4]	ACTUAL # OF STORES ABOVE GRADE	ALLOWABLE BLDG HEIGHT (FT) [VOC TABLE 504.3]	ACTUAL BUILDING HEIGHT (FT) [ABOVE GRADE PLANE]
4	1 (NO CHANGE)	75'	+/- 20' AT HIGHEST ABOVE GRADE

ZONING INFORMATION			
ZONING DISTRICT:	B-5 - BUSINESS (CENTRAL BUSINESS)		
ECONOMIC ZONES:	N/A		
PARCEL AREA:	N/A (NO CHANGE)		
REQUIRED YARDS:	FRONT	REAR	SIDE STREET SIDE
ALLOWED:	NONE REQUIRED 15' ...	NONE REQUIRED	NONE REQUIRED
ACTUAL:	NONE	NONE	NONE
	ALLOWED		ACTUAL
BUILDING HEIGHT:	2-5 STORIES		EXISTING NO CHANGE
BUILDING FACADE PENETRATION:	60% FACING STREET		REFER TO BUILDING ELEVATIONS
PARKING SPACES:	N/A (RICHMOND - ARTICLE VI)		16 SPACES
BICYCLE PARKING (LONG TERM):	NONE		12 SPACES
BICYCLE PARKING (SHORT TERM):	NONE		0 SPACES



DRAWING INDEX		
SHEET #	SHEET NAME	PERMIT SET
0	PROJECT INFORMATION/VICINITY PLANS	X
3	ARCHITECTURAL	
A101	LEVEL 1 PROPOSED FLOOR PLAN	X
A201	EXTERIOR ELEVATIONS AND DOOR SCHEDULES	X
A301	REFLECTED CEILING PLANS	X
A401	GENERAL ACCESSIBILITY	X
SHEET COUNT: 5		

REVISED SPECIAL USE
PERMISSION REVIEW
DRAWINGS
11-20-2024

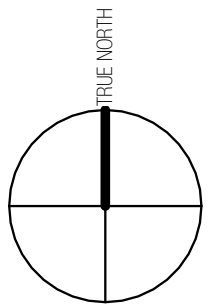
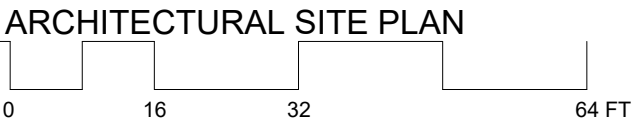


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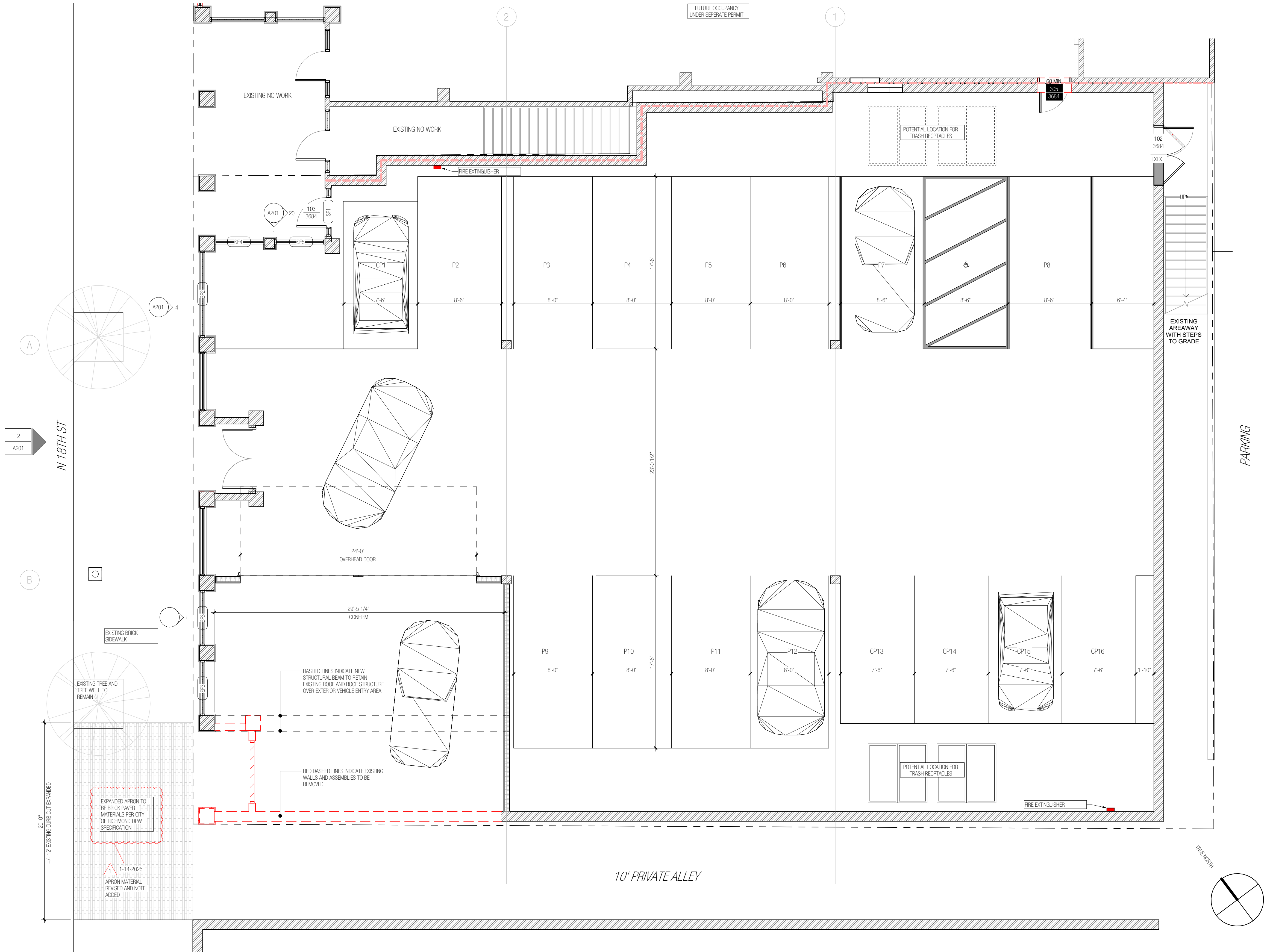
7 - 9 N 18TH ST
RICHMOND, VA 23223
PROJECT
INFORMATION/VICINITY PLANS

PROJECT NUMBER
23/7-9

1
CS01
3/64" = 1'-0"



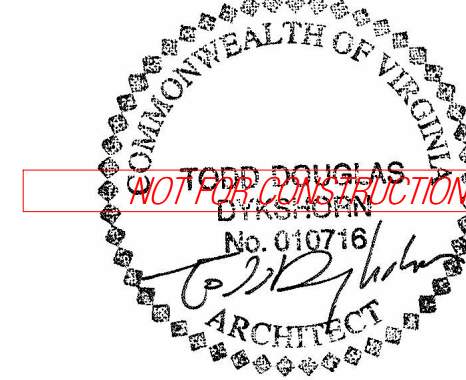
CS01



CODE INFORMATION					
APPLICABLE CODES:	2018 VIRGINIA CONSTRUCTION CODE (VCC), 2018 VIRGINIA EXISTING BUILDING CODE (VEBC)				
CONSTRUCTION TYPE:	3-B				
USE GROUP:	S-2				
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13 (BC SECTION 903.3.1.1)				
ALLOWABLE BUILDING AREAS					
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF)	(PER VCC TABLE 506.2)	
1ST LEVEL	S-2	6,781 SF	104,000 SF		
ALLOWABLE BUILDING HEIGHTS					
ALLOWABLE # OF STORIES ABOVE GRADE (VCC TABLE 504.4)	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BUILDING HEIGHT (FT) (VCC TABLE 504.3)	ACTUAL BUILDING HEIGHT (FT)		
4	1	75'	EXISTING NO CHANGE		
OCCUPANCY CALCULATIONS					
LEVEL & OCCUPANCY	AREA (SF)	SQUARE FEET / OCCUPANT (VCC TABLE 1004.1.2)	OCCUPANT LOAD		
PARKING S-2 (STORAGE)	6,781	200 SF NET / OCC	34 OCCUPANTS		
1ST LEVEL TOTAL OCCUPANT LOAD			34 OCCUPANTS		
REQUIRED EGRESS WIDTH AND NUMBER OF EXITS					
LEVEL (OCC.)	OCCUPANT LOAD	REQUIRED EGRESS WIDTH* (INCHES)		REQUIRED NO. OF EXITS	PROVIDED NO. OF EXITS
		STAIRS* [2"/OCCUPANT]	CORRIDORS/DOORS* [1.15"/OCCUPANT]		
1ST LEVEL (S-2)	34	N/A	44 / 36	2	3
*NOTE: WIDTH OF EXISTING DOORS, CORRIDORS AND STAIRS TO REMAIN TO BE ACCEPTED PER VEBC 904.3 MEANS OF EGRESS.					
EXIT ACCESS TRAVEL DISTANCE (VCC TABLE 1017.2)					
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	S-2 = 100'	ACTUAL EXIT ACCESS TRAVEL DISTANCE 89' - 8"		REFER TO PLANS(A101)	
FIRE SAFETY NOTES					
DOOR 501.15 		EGRESS AT DOOR: ALLOWABLE LOAD PER TABLE 1005.1 (ARROW IN PATH OF TRAVEL)			
STAIR 2101.2 		EGRESS AT STAIR: ALLOWABLE LOAD PER TABLE 1005.1 (ARROW IN PATH OF TRAVEL)			
		TRAVEL PATH (NOTATION INDICATES EXIT ACCESS TRAVEL DISTANCE, MAX 250' PER TABLE 1017.2)			
		1-HOUR FIRE PARTITION			
		2-HOUR FIRE PARTITION			
		EXIT ACCESS PATH (WIDTH = 44" UNO)			

1 1-14-2025 REVISIONS TO SPECIAL USE PERMISSION DRAWINGS

REVISED SPECIAL USE PERMISSION REVIEW DRAWINGS 11-20-2024



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7 - 9 N 18TH ST

RICHMOND, VA 23223
LEVEL 1 PROPOSED FLOOR PLAN

PROJECT NUMBER
23/7-9

A101

1 LEVEL 1 - PROPOSED PLAN.
A101
3/16" = 1'-0"
0 4 8 16 FT

DOOR SCHEDULE - BY TYPE

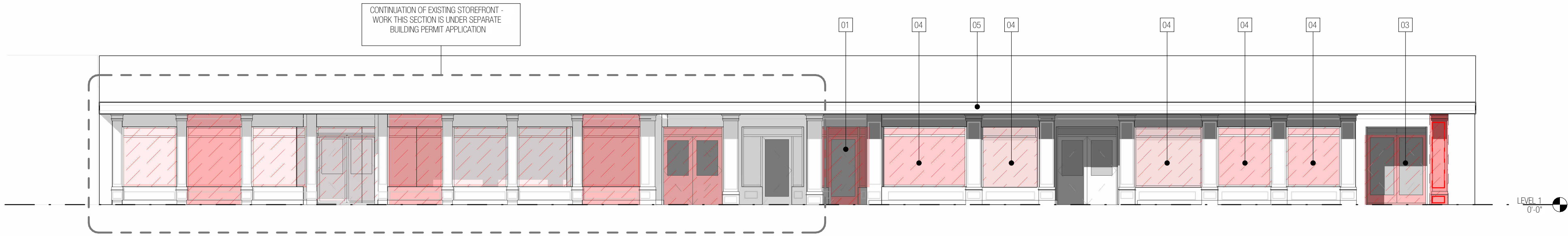
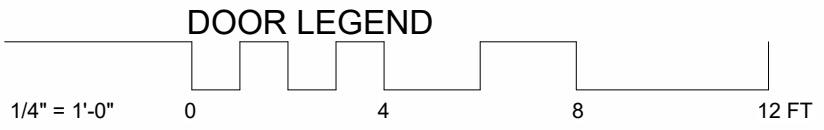
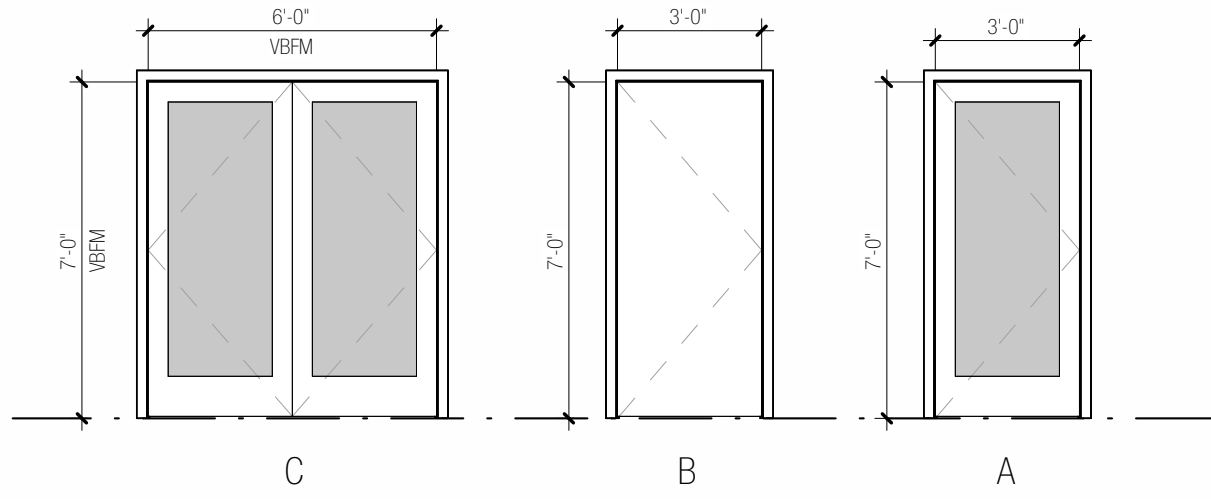
TYPE	QTY	DESCRIPTION	ELEVATION	WIDTH	HEIGHT	THICKNESS	FIRE RATING	FRAME MATERIAL	FRAME FINISH	DOOR MATERIAL	DOOR FINISH	MANUFACTURER	MODEL	HARDWARE SET	HARDWARE FINISH
101	1	<varies>	<varies>	6'-0" ±	7'-0"	0'-1 3/4"		<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
102	1	SWING - EXIT DOOR	C	3'-0"	7'-0"	0'-1 3/4"		081400-XXX	099123-P03	081400-XXX	099123-P03	TBD	TBD	2	087100-XXX
103	1	SWING - FULL-LITE ALUMINUM STOREFRONT	A	3'-0"	7'-0"	0'-1 3/4"		ALUMINUM STOREFRONT	ANODIZED, COLOR TBD	ALUMINUM STOREFRONT	ANODIZED, COLOR TBD	TBD	TBD	1	ANODIZED, COLOR TBD
306	1	SWING - EXIT DOOR	C	3'-0"	7'-0"	0'-1 3/4"	60 MIN	081400-XXX	099123-P03	081400-XXX	099123-P03	TBD	TBD	2	087100-XXX
XXXX	1	G-4400 Full Vision Aluminum Frame Garage Door	B	16'-0"	9'-0"							TBD	TBD		
Grand total:		6													

EXTERIOR ELEVATION KEYNOTES

#	DESCRIPTION
01	EXISTING DOOR ASSEMBLY TO BE REMOVED AND REPLACED WITH NEW ALUMINUM STOREFRONT ASSEMBLY
02	NOT USED
03	EXISTING DOORS TO BE REMOVED WITH WALLS IN AREA OF NEW VEHICLE ENTRY. REFER TO FLOOR PLAN
04	EXISTING WINDOW ASSEMBLY TO BE REMOVED AND REPLACED WITH NEW ALUMINUM STOREFRONT ASSEMBLY. NEW STOREFRONT TO BE TRANSLUCENT AND TRANSLUCENT TO BE CLEAR.
05	EXISTING CANOPY STRUCTURE TO REMAIN AND BE REPAIRED

STOREFRONT SCHEDULE

TAG	WIDTH	HEIGHT	DESCRIPTION	FINISH	GLAZING / PANEL	AREA
SF1	4'-10 1/2" VBFM	6'-2" VBFM		BLACK ANODIZED	EXT-1" INSULATED	36 SF
SF2	8'-9" VBFM	6'-2" VBFM	<varies>	<varies>	<varies>	<varies>
SF3	5'-7 1/4" VBFM	6'-2" VBFM	STOREFRONT AT LEVEL 1 COMMERCIAL TENANTS ON N 18TH ST FACADE	BLACK ANODIZED	EXT-1" INSULATED	36 SF
SF4	5'-1 3/4" VBFM	6'-2" VBFM		BLACK ANODIZED	EXT-1" INSULATED	32 SF
SF5	5'-1 1/4" VBFM	6'-2" VBFM		BLACK ANODIZED	EXT-1" INSULATED	31 SF



1
A201
1/8" = 1'-0"



2
A201
1/8" = 1'-0"

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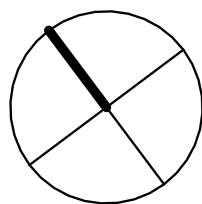
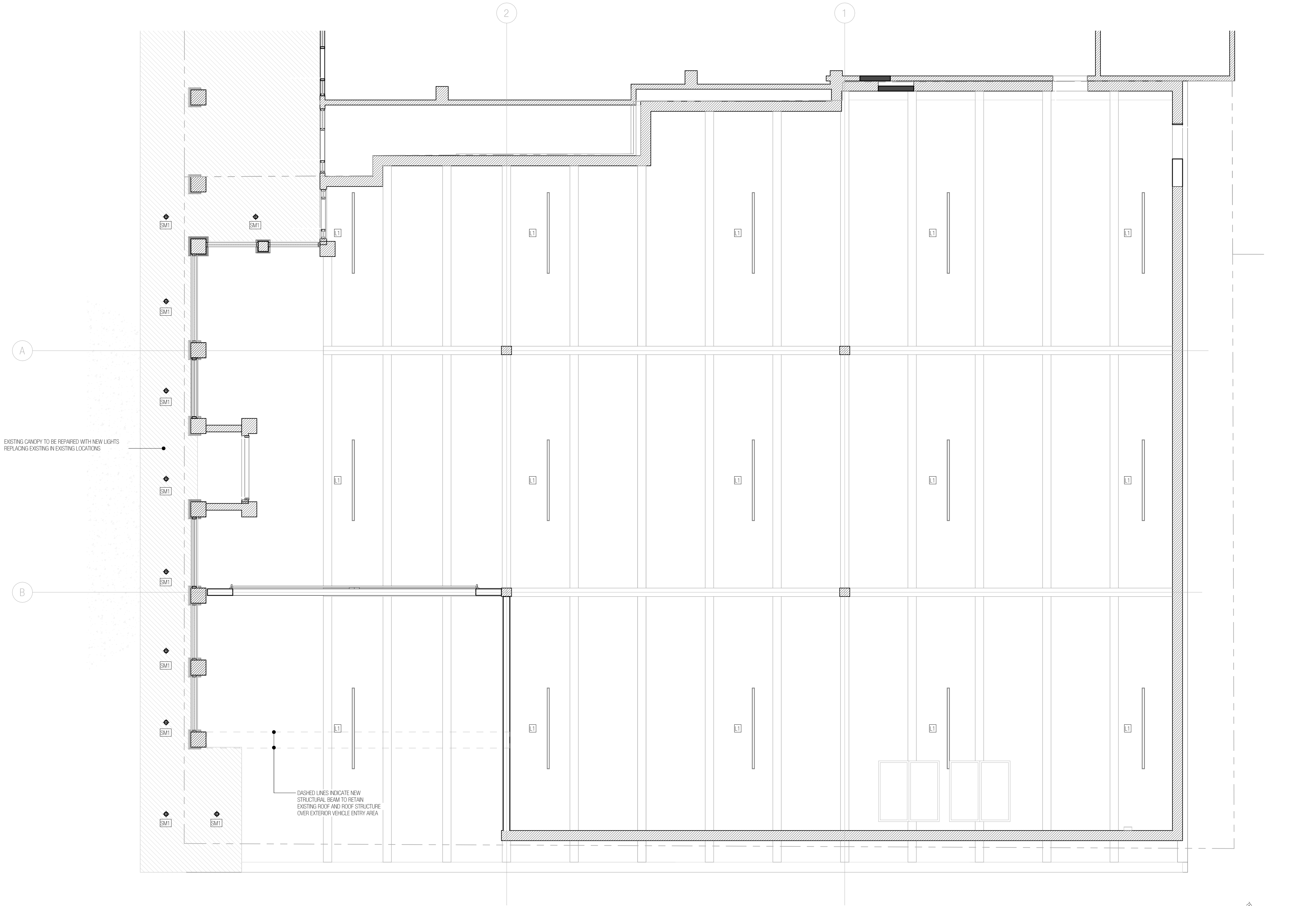
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EXTERIOR ELEVATIONS AND
DOOR SCHEDULES

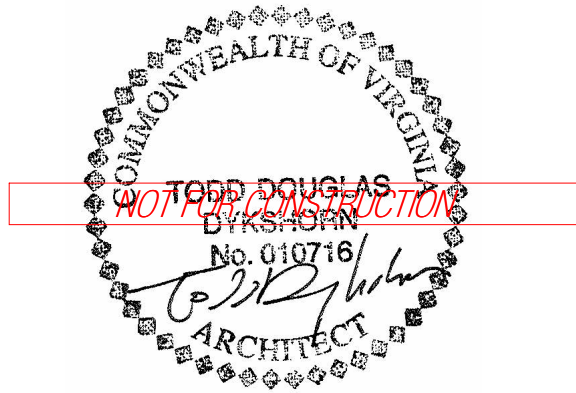
PROJECT NUMBER
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A201

LIGHTING FIXTURE SCHEDULE						
MARK	#	DESCRIPTION	MANUF.	MODEL	COLOR TEMP.	COMMENTS
LT	15	8' LINEAR SURFACE MOUNT LED DOWNLIGHT	METALLIX	METALLIX 8SLSTPSLC-U	4000 K	
SM1	10	5" DIAMETER SURFACE MOUNT LED DOWNLIGHT	TBD	TBD	3000 K	10W



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RICHMOND, VA 23223
REFLECTED CEILING PLANS

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23/7-9

A301

