

INTRODUCED: September 23, 2019

AN ORDINANCE No. 2019-299

To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multifamily dwelling containing up to 15 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 1200 North 28th Street, which is situated in a M-1 Light Industrial District, desires to use such property for the purpose of a multifamily dwelling containing up to 15 dwelling units, which use, among other things, is not currently allowed by section 30-452.1, concerning permitted principal and accessory uses, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 12 2019 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 (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1200 North 28th Street and identified as Tax Parcel No. E000-0563/015 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvements Survey, 1200 N 28th Street, Richmond, Virginia,” prepared by Parker Design Group, Inc., and dated August 9, 2017, provided as an inset on sheet SUP 1 of the plans entitled “Renovation to 1200 N 28th Street - Special Use Permit,” prepared by Johannas Design Group, dated February 14, 2019, and last revised August 14, 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 multifamily dwelling containing up to 15 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Renovation to 1200 N 28th Street - Special Use Permit,” prepared by Johannas Design Group, dated February 14, 2019, and last revised August 14, 2019, and the plans entitled “SUP Plan, 1200 N. 28th Street, CAVA Capital, City of Richmond, VA,” prepared by Parker Design Group, Inc., dated February 22, 2019, and last revised August 14, 2019, 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 multifamily dwelling containing up to 15 dwelling units, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed the height shown on the Plans.

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

(e) Parking for no fewer than four bicycles shall be provided on the Property, 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including the installation of a brick sidewalk, tree lawn, and seven street trees along R Street and North 28th 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following written confirmation by the Director of Public Works, 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 (2015), as amended, unless the context clearly indicates that a different meaning is intended.

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

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

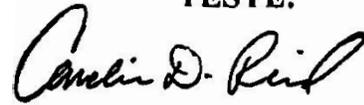
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

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

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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reed".

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2019.305

O & R REQUEST

RECEIVED

OCT 08 2019

4-9178
SEP 18 2019

OFFICE OF THE CITY ATTORNEY

Office of the
Chief Administrative Officer

O & R Request

DATE: September 16, 2019

EDITION: 1

TO: The Honorable Members of City Council

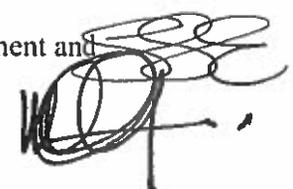
THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by request)
(This in no way reflects a recommendation on behalf of the Mayor.)

82 10/8/17

THROUGH: ~~Selena Cuffie-Green~~, Chief Administrative Officer
Lenora E. Reid, Acting Dep 9/26/19

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

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



RE: To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multi-family dwelling containing up to fifteen dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multi-family dwelling containing up to fifteen dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing to adapt a former church into a fifteen-unit multi-family dwelling, at 1200 North 28th Street. The property is currently located in the M-1 Light Industrial District. A special use permit is therefore required.

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 November 4, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a parcel totaling 7,980 SF, or .18 acres, of land and was originally a place of worship. The property is a part of the Church Hill North neighborhood in the East Planning District. The development will consist of fifteen multi-family dwellings within the existing, historic structure, located at the intersection of North 28th Street and R Street.

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium-Density land use. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. The density of the proposed development would be approximately 82 units per acre.

The current zoning for the subject property is M-1 Light Industrial. Properties to the north, south, and west are zoned R-6 Single-Family Attached Residential. Properties directly adjacent to the east are zoned M-1 Light Industrial. Residential (single-, two-, and multi-family) land uses predominate the area.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 14, 2019

CITY COUNCIL PUBLIC HEARING DATE: November 12, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
November 4, 2019

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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/>

SUP-250279-2019

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: 1200 N 28th Date: 2-28-19
 Tax Map #: E0000563015 Fee: \$2,400
 Total area of affected site in acres: 0.183

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

Zoning

Current Zoning: M-1
 Existing Use: Vacant (Religious/Church/Synagogue)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Multi-family, fifteen (15) dwelling units
 Existing Use: Vacant (Religious/Church/Synagogue)

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA: CASE NO. 8-04, BZA: CASE NO. 115-02

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 11 S 12th Street, Suite 500
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Cava Capital LLC

If Business Entity, name and title of authorized signee: Tim Parent, 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: 5310 Market Road, #104
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 510-0667 Fax: ()
 Email: tparent@becava.com

Property Owner Signature: [Signature]

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

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

APPLICANT'S REPORT

February 28, 2019

*Special Use Permit
1200 N 28th Street, Richmond, Virginia
Map Reference Numbers: E-000-0563/015*

Submitted to:	City of Richmond Department of Community Development Land Use Administration 900 East Broad Street Richmond, Virginia 23219
Prepared by:	Baker Development Resources 11 South 12 th Street, Suite 500 Richmond, Virginia 23219

Introduction

The applicant, Cava Capital LLC, requests a Special Use Permit in order to redevelop 1200 N 28th Street ("the Property") with fifteen (15) dwelling units.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of North 28th Street between R Street and S Street. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel E-000-0563/015 ("1200 N 28th Street"). The Property consists of a lot that is roughly 60 feet wide by 133 feet deep and contains approximately 7,980 square feet of lot area. The property is served to the rear by a north-south alley running parallel between R and S Street.

The Property is improved with a 2-story former church building that was built in the early 1900s. The building contains 5,104 square feet of finished floor area and 5,104 feet of floor area in the basement. It was last occupied by Good Shephard Baptist Church, which congregated in the space from 1945 to 1982 and has since moved across North 28th Street to the south.



EXISTING ZONING

The Property is currently zoned as M-1 Light Industrial, which does not permit the proposed multi-family dwelling use by right. The M-1 district is inconsistent with the recommendation of the Master Plan. The Property is identified in the Master Plan as Single-Family (medium density) which suggests residential use is appropriate rather than industrial. The M-1 district prohibits residential uses while allowing a broad range of commercial and industrial uses. This exceeds the scope of uses that would be envisioned by the Master Plan recommendation, thereby permitting a mix of intense land uses that would be incompatible with nearby residential uses. The potential for the redevelopment of the Property with incompatible uses is exacerbated by the approximate 25 nonconforming (based on previous church use) and 8 on street parking spaces that would be available for any proposed by-right conversion to a commercial use.

The properties immediately to the north are also zoned M-1 and are occupied by single-family dwellings that are nonconforming uses in that district. Further to the north and to the east across North 28th Street lie properties in the same block that are zoned R-63 Multifamily Urban Residential. These properties are occupied by 22 multi-family dwelling units within several former industrial buildings within the Beckstoffer's Mill development and 39 multi-family dwelling units within two newer apartment buildings constructed in 2013. Properties to the south and west are zoned R-6 Single-Family Attached Residential. The property located diagonally to the south across the intersection of R and North 28th Street is occupied by the Good Shepherd Baptist Church which is a large-scale institutional use that occupies a majority of that block. The properties directly across R Street to the south are improved with single-family dwellings while the properties immediately to the west across the alley are vacant lots. Further to south and west lie properties that are predominantly occupied by single-family dwellings but which also include vacant lots and a mix of other uses including two-family dwellings.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (Medium Density)" for the Property. The Master Plan describes this land use category as residential use including single-family and two-family dwellings, both detached and attached. Understanding that the former church building is not suitable for single- or two-family dwelling use and given the desire to retain and rehabilitate the building this proposal provides for a reasonable residential alternative that offers much better compatibility than the current M-1 zoning district. In addition, there are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

Proposal

PROJECT SUMMARY

The proposed development includes the conversion of the existing building for use as fifteen (15) multi-family dwelling units.

PURPOSE OF REQUEST

The building is a historic structure that is part of the original fabric of the neighborhood and which is deserving of revitalization. It has been vacant for years, is currently boarded, has suffered from deferred maintenance, and is in danger of further deterioration. The proposed conversion to 15 dwelling units offers a sensitive rehabilitation which will preserve this historic asset for the foreseeable future. The proposed redevelopment represents a reasonable reuse of the Property which will: be compatible with surrounding uses; help satisfy demand for housing in the area; and eliminate the current potential for incompatible redevelopment under the M-1 guidelines.

PROJECT DETAILS

The applicant proposes to adaptively reuse the former church building on the site as 15 multi-family dwelling units. The existing stucco cladding, metal roof, and other architectural details on the exterior of the building would be retained/repared as needed in order to maintain its historic character. There would be no expansion of the building's footprint. Limited exterior alterations sensitive to the original design, including a raised dormer in the rear, additional windows, and new front bays beneath the front porch would help facilitate the conversion while allowing for additional light where necessary.

The proposed dwelling units will vary in size and layout and would be designed to meet today's market expectations. The fifteen dwelling units would include: 2 studio units at approx. 495 - 690 square feet; 8 one-bedroom units at 580 - 710 square feet; and 4 two-bedroom units at 830 - 1180 square feet. The layout of the existing building works well for the conversion and provides ample windows and natural light for each unit. The unit layouts are modern, open, and where possible take advantage of the existing height within the nave to create lofted 2nd-story units.

Trash collection would be provided in a trash enclosure that would be interior to the building and accessed from the rear alley by means of a roll up door. A total of 5 street trees are proposed along the R and North 28th Street frontages in the areas identified in the City's tree inventory map. Signage consistent with the adjacent R-63 district, which would permit up to 16 square feet of signage, is proposed with the exception that such signage may include a freestanding sign, provided further that any freestanding sign would not exceed a height of six feet and would not be located within five feet of any street line or property line.

PARKING

The existing building occupies almost all of the lot and there is no opportunity to provide parking on site. Given the two street frontages, there is adequate frontage to accommodate 8 on street parking spaces. The former church use did not provide parking during the time of its operation and predated the parking requirement. In 2002, the Property was evaluated by zoning and found to have 33 nonconforming (grandfathered) parking spaces based on the former church's seating capacity. With the subsequent zoning text amendment allowing credit for on street parking that parking evaluation would now presumably include 8 on street parking spaces and 25 nonconforming parking spaces (33 total). As a result, the use of the Property for any M-1 purpose would have a total of 33 parking spaces available to support the conversion.

In terms of the proposed 15 dwellings, if evaluated under the adjacent R-63 district guidelines, one parking space would be required for each dwelling unit for a total of 15 parking spaces – less than half the current parking spaces available to the site as discussed above. Utilizing parking requirements as a measurement of relative intensity of use, the proposed residential use, at 15 parking spaces (with 8 provided on street) would be much less intense than the redevelopment of the Property with M-1 commercial or industrial uses requiring up to 33 parking spaces (with 8 provided on street).

Several options for on site bicycle parking are shown on the site plan.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 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. The proposed conversion will eliminate the potential use of the building as a commercial/industrial use under the M-1 guidelines which would be incompatible with nearby residential uses.

- *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. Adequate parking is available on street. The parking demand anticipated for the proposed use is significantly less than that required for more intense M-1 commercial and industrial uses that would currently be permitted by right. The surrounding road network has sufficient capacity to handle the minimal increase in traffic associated with this request.

- *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 amendment will not tend to over crowd the land or create an undue concentration of land. The building massing is pre-existing and will not be increased by this request. The proposed density represents a reasonable density that is necessary to accomplish the rehabilitation of the existing building. The proposed dwellings would be appropriately sized for the market.

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

The special use permit amendment 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. This benefit can be attributed to the significant investment in the property.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. No new construction is proposed – the building massing will not change thus there will be no impact.

Summary

In summary we are enthusiastically seeking approval for the conversion of the existing building to 15 dwelling units. The plans for the conversion have been thoughtfully designed in order to provide an appropriate re-use while retaining the historic character of the building. The request offers greater compatibility with the City's Master Plan and would eliminate the potential for the redevelopment of the site with commercial or industrial uses under the current M-1 standards. The request would contribute to the ongoing revitalization of the neighborhood, rehabilitating the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality redevelopment than might otherwise be provided for by a by-right conversion of the Property.

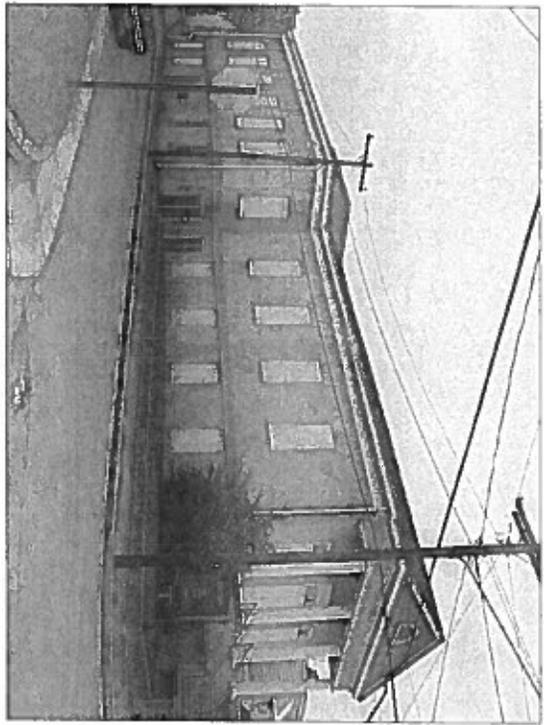
Renovation to 1200 N 28th Street - SPECIAL USE PERMIT

Project Info

Scope: Renovation of an existing church building to apartments.
 Site Area: 8,055 sq ft
 Existing Building: 5,241 sq ft
 Current Zoning - M-1

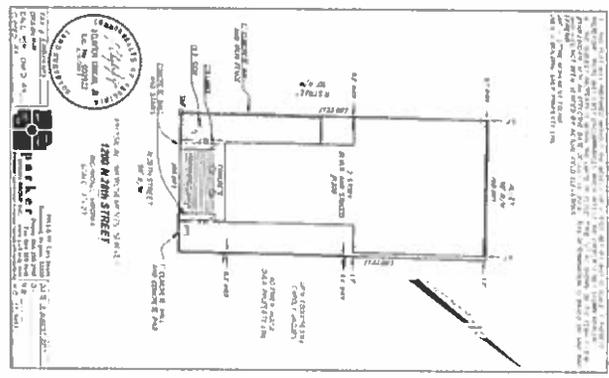
Proposed Approximate square Footage Breakdown of Apartments

Floor	Apartment	Square Footage
1st Flr	Apt. 101	580 sf
	Apt. 102	580 sf
	Apt. 103	615 sf
	Apt. 104	680 sf
	Apt. 105	600 sf
	Apt. 106	495 sf
	Apt. 107	710 sf
2nd Flr	Apt. 201	830 sf
	Apt. 202	860 sf
	Apt. 203	1050 sf
	Apt. 204	1180 sf
	Apt. 205	640 sf
3rd Flr	Apt. 301	690 sf

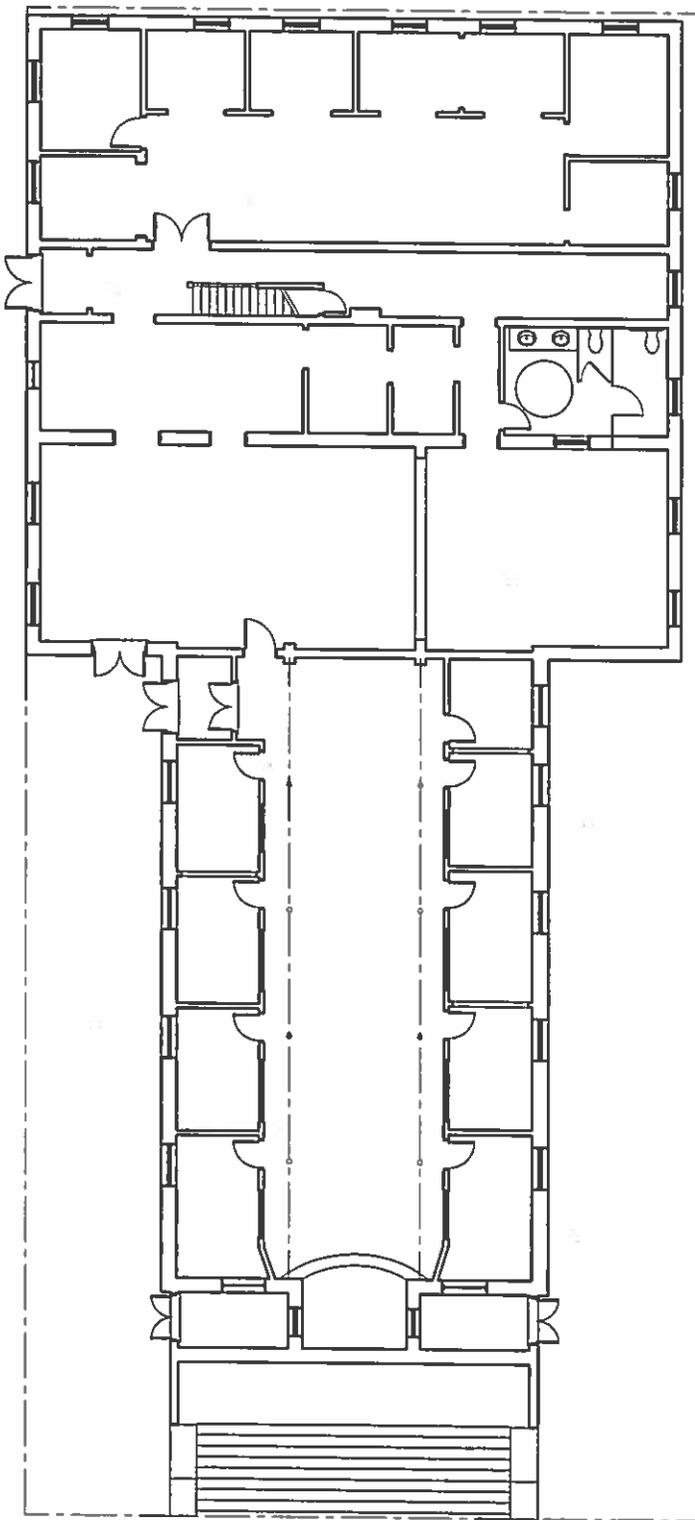


Contents

- SUP 1 TITLE SHEET
- SUP 2 EXISTING FIRST FLOOR
- SUP 3 EXISTING SECOND FLOOR
- SUP 4 PROPOSED FIRST FLOOR
- SUP 5 PROPOSED SECOND FLOOR
- SUP 6 PROPOSED THIRD FLOOR
- SUP 7 PROPOSED SIDE ELEVATIONS
- SUP 8 PROPOSED ELEVATIONS



REVISIONS 05.14.2019 06.11.2019 08.14.2019	1200 N. 28TH STREET SHEET TITLE TITLE SHEET 02.14.19 1862 SUP 1
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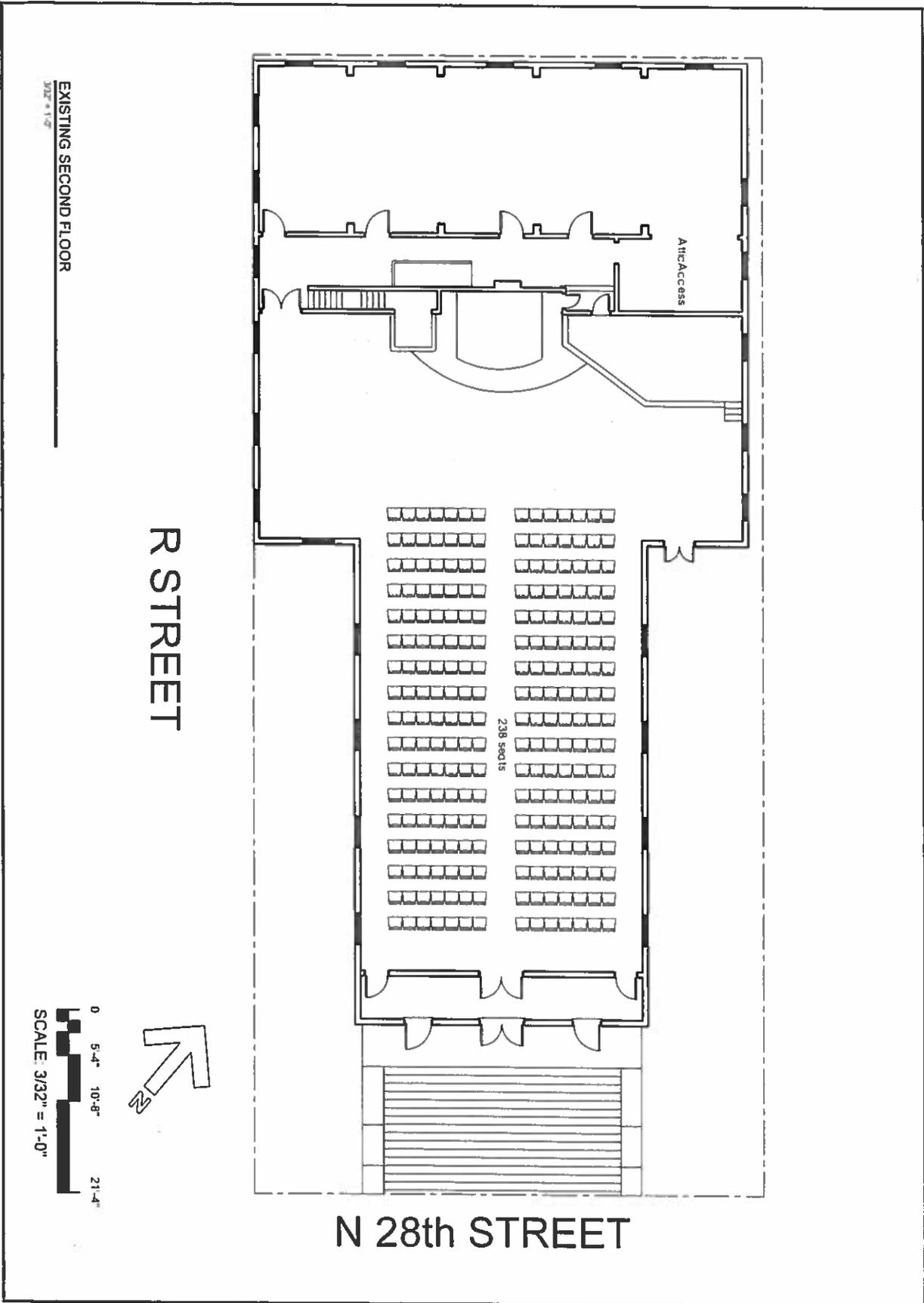


R STREET

N 28th STREET

EXISTING FIRST FLOOR
1/8" = 1'-0"





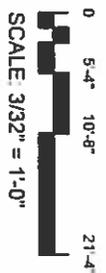
EXISTING SECOND FLOOR
3/32" = 1'-0"

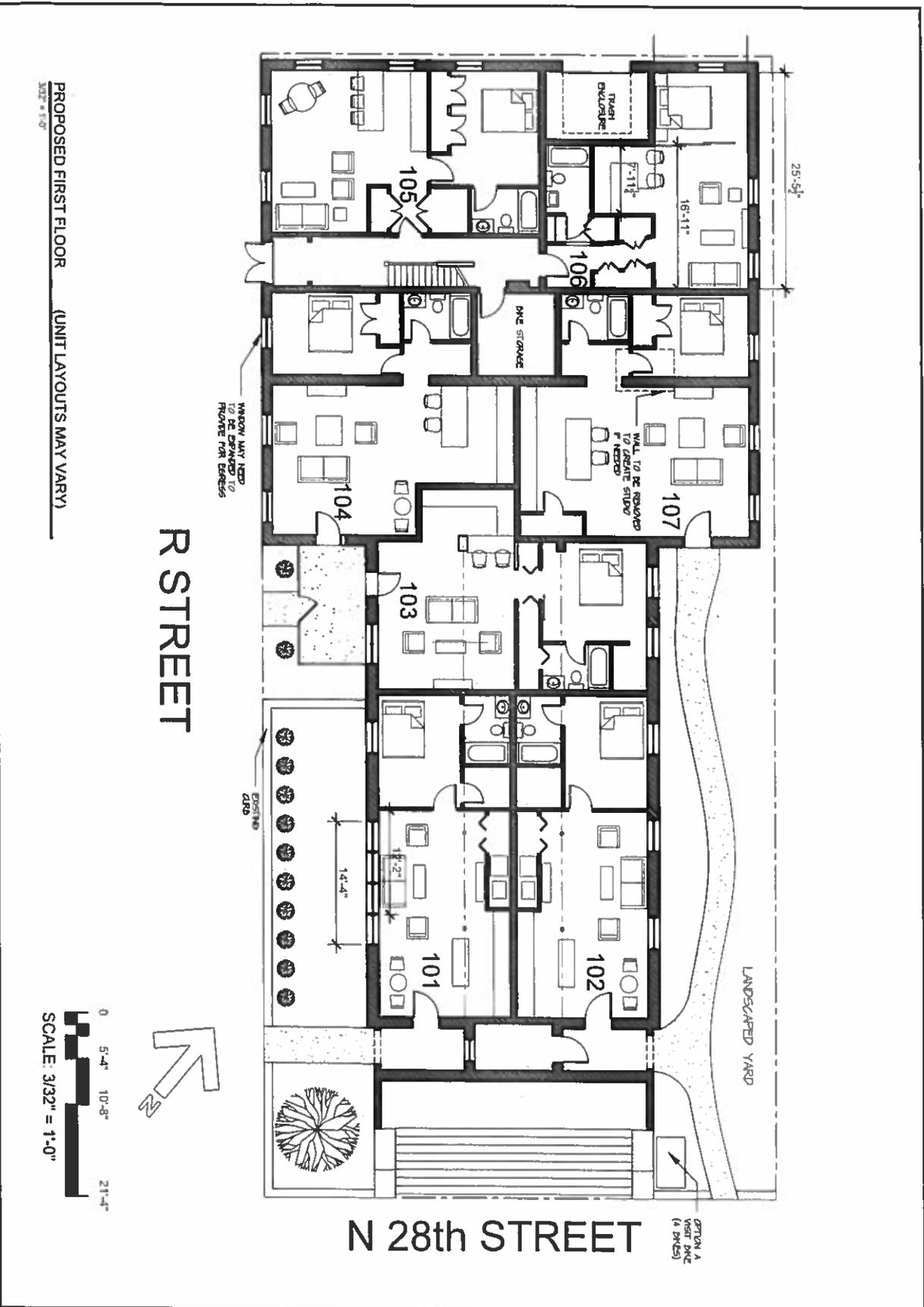
R STREET

AtticAccess

238 seats

N 28th STREET





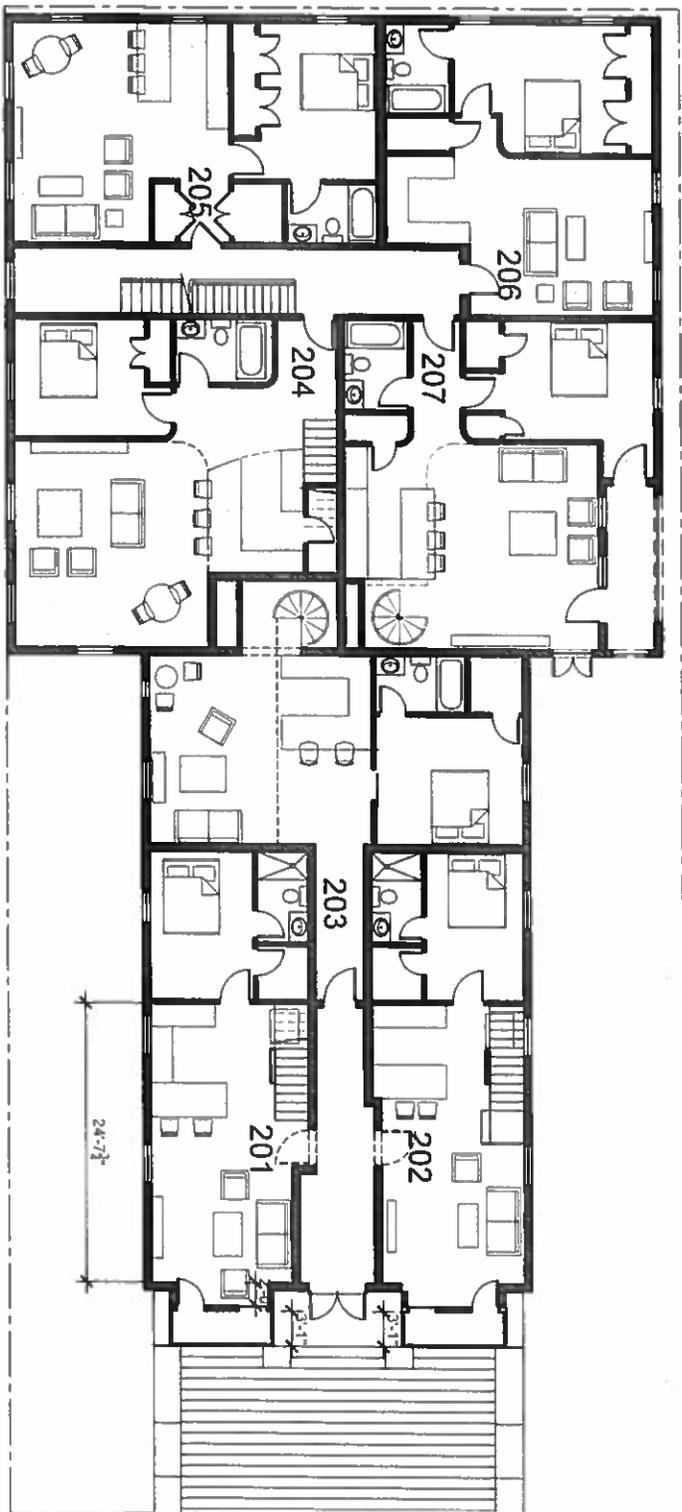
PROPOSED FIRST FLOOR (UNIT LAYOUTS MAY VARY)
 3/22" = 1'-0"

R STREET

N 28th STREET



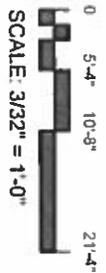
JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND, VA 23228 P 804 358 4993 F 804 358 8211	
1200 N. 28TH STREET	REVISIONS 1 05 14 2019 2 06 11 2019 3 08 14 2019
PROPOSED FIRST FLOOR	SUP 4
DATE: 02.14.18 PROJECT NO: 1862 SHEET NO:	



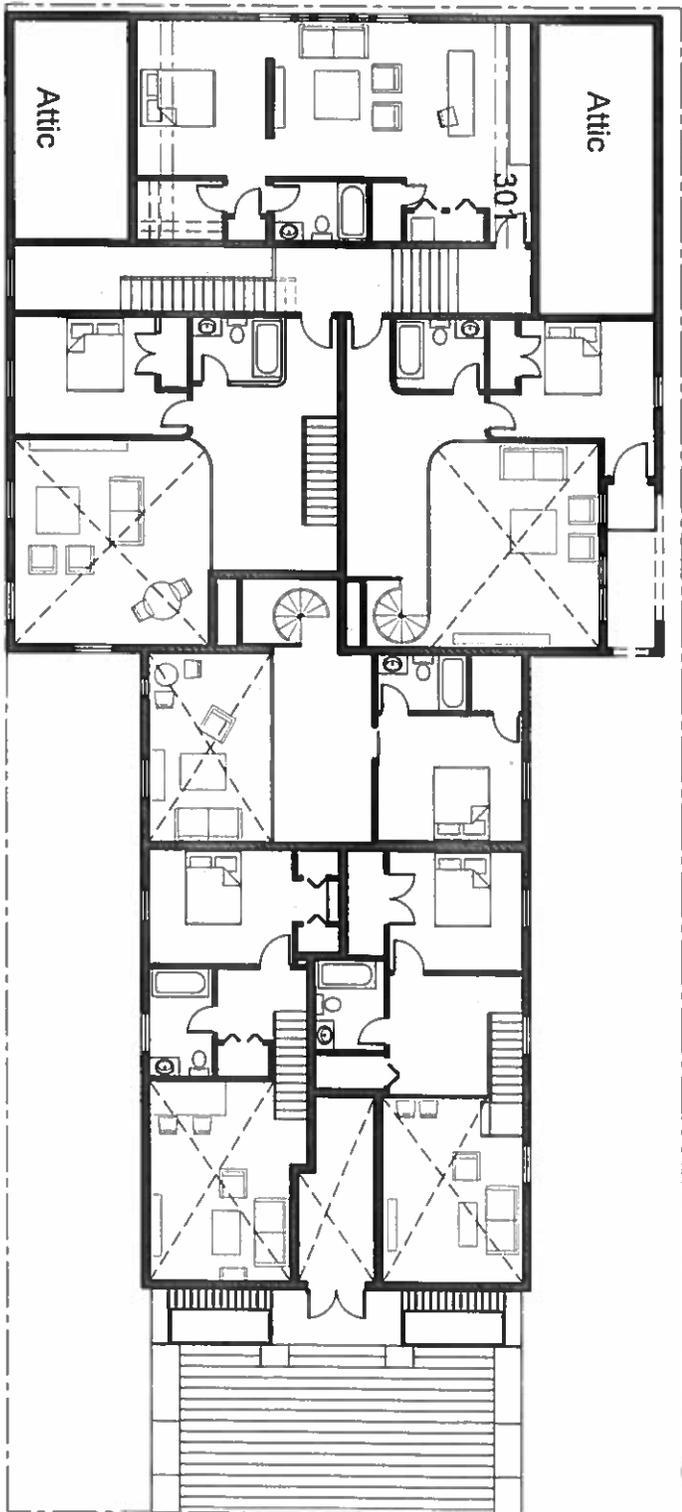
R STREET

N 28th STREET

PROPOSED SECOND FLOOR (UNIT LAYOUTS MAY VARY)
DATE: 11-17-18



JOHANNAS DESIGN GROUP 1801 WEST GARY STREET RICHMOND, VA 23228 P 804.351.4993 F 804.358.8211		REVISIONS 1 05.14.2019 2 06.11.2019 3 08.14.2019
1200 N. 28TH STREET		DATE: 02.14.18 PROJECT NO: 1862 SHEET NO:
PROPOSED SECOND FLOOR		SUP 5



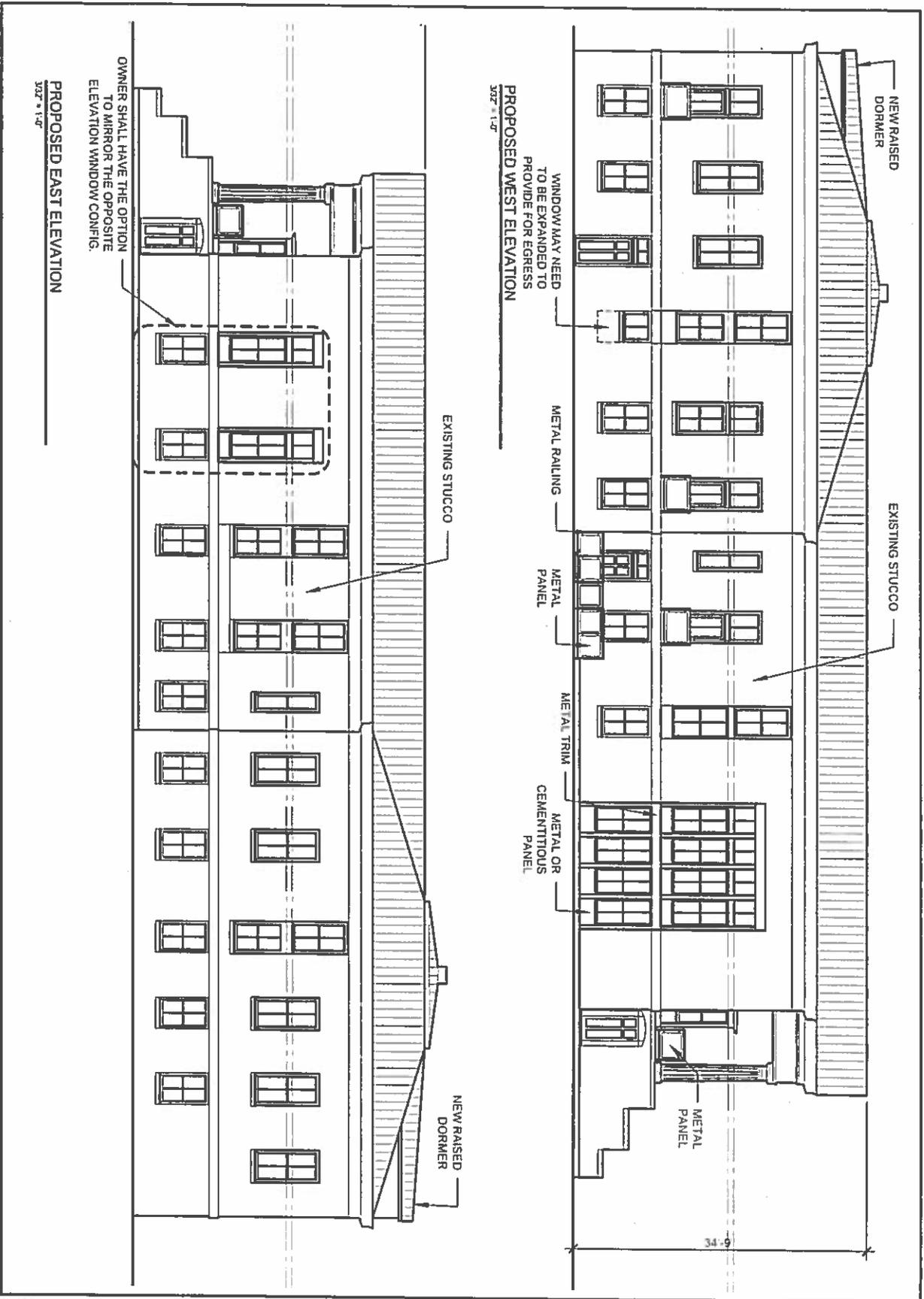
PROPOSED THIRD FLOOR (UNIT LAYOUTS MAY VARY)
NOT TO SCALE

R STREET

N 28th STREET

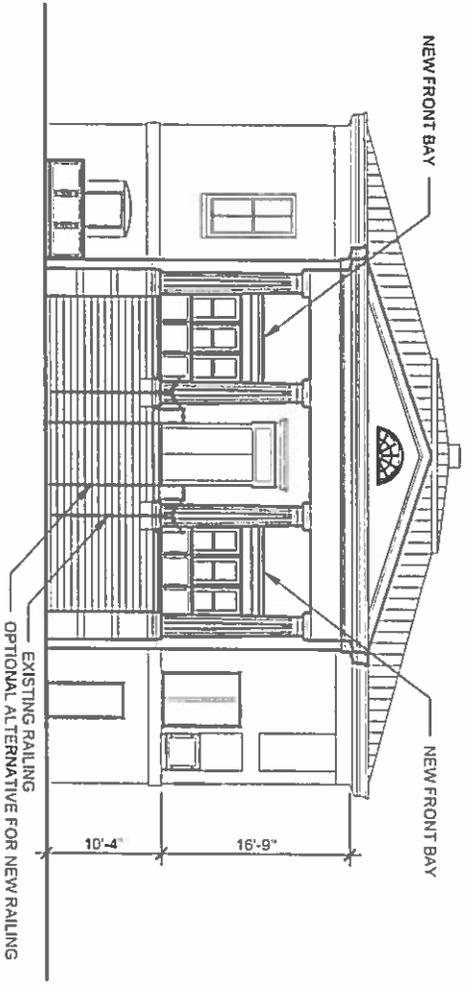


PROPOSED THIRD FLOOR <small>DATE</small> 02.14.18 <small>PROJECT NO.</small> 1862 <small>SHEET NO.</small> SUP 6	1200 N. 28TH STREET	<small>REVISIONS</small> 1 05.14.2019 2 06.11.2019 3 08.14.2019

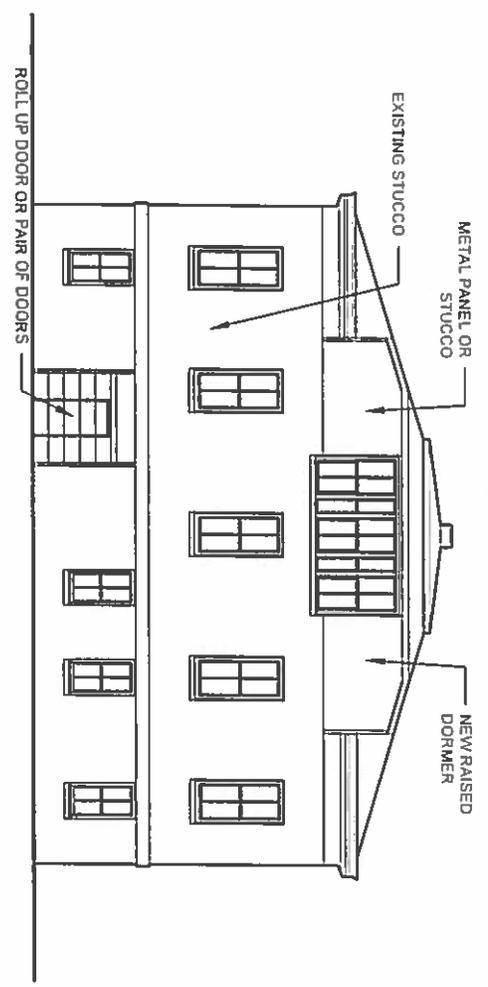


JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23228 P 804.358.4883 F 804.358.8211

SUP 7	PROPOSED SIDE ELEVATIONS	1200 N. 28TH STREET	REVISIONS
	02.14.18 PROJECT NO. 1862		1/05 14 2019 2/06 11 2019 3/08 14 2019
	1862		
	SUP 7		



PROPOSED SOUTH ELEVATION
SCALE = 1/8"

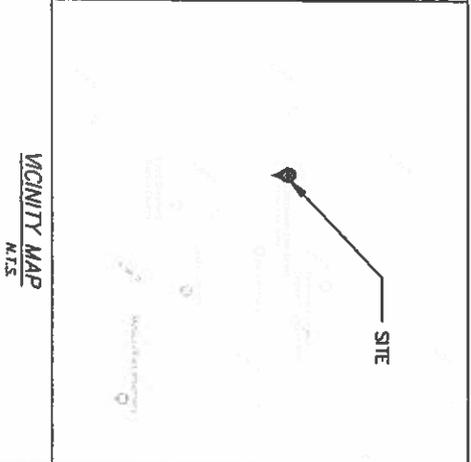
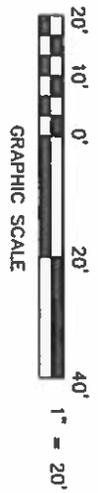
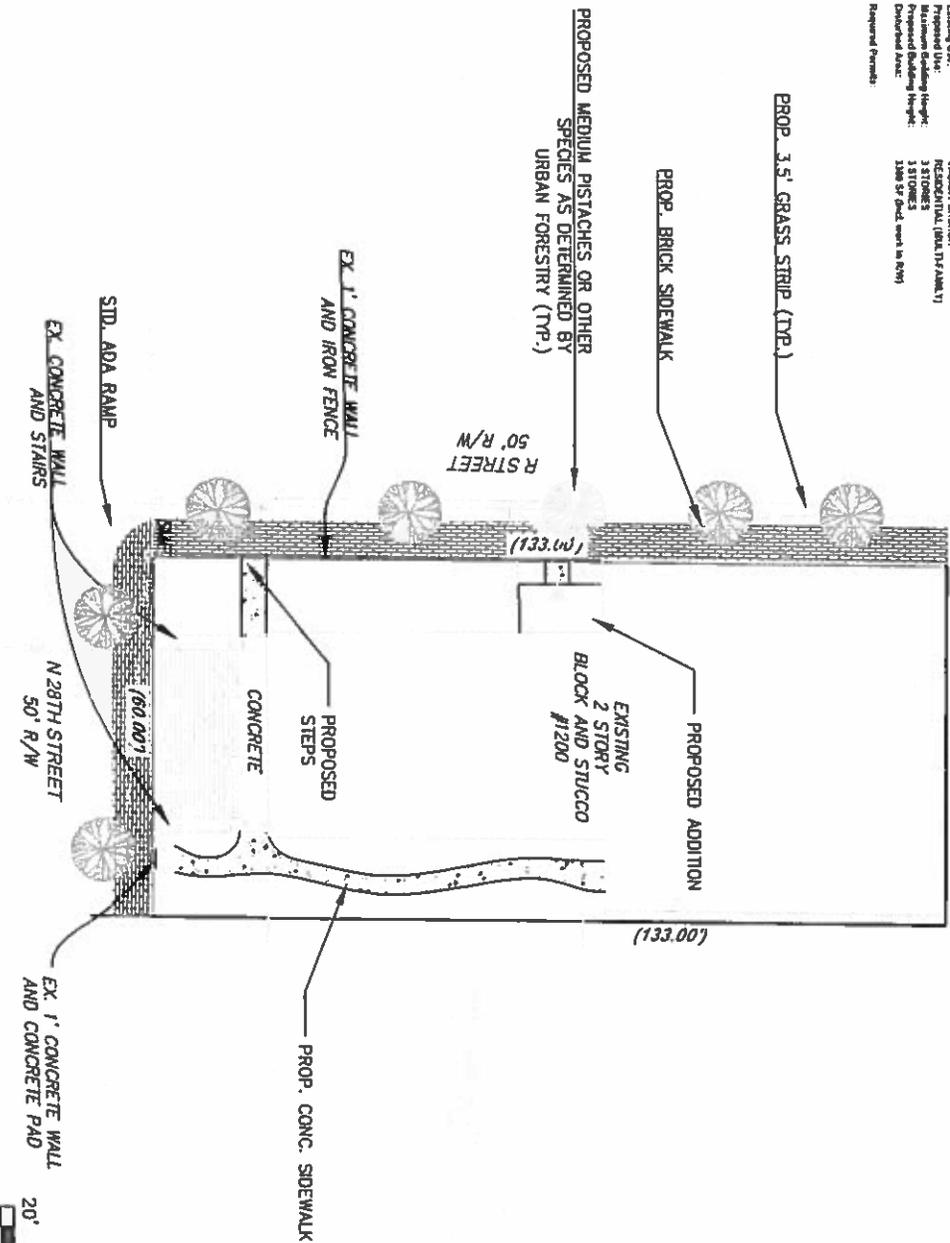


PROPOSED NORTH ELEVATION
SCALE = 1/8"

JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND VA 23226 P 804.358.4893 F 804.358.8211		REVISIONS 1 05.14.2019 2 06.11.2019 3 08.14.2019
1200 N. 28TH STREET PROPOSED FRONT & REAR SHEET TITLE	DATE 02.14.18 PROJECT NO. 1862	SUP 8

SITE STATISTICS:

Parcel ID: 600024215
 Parcel Address: 1200 N. 28TH STREET
 Parcel Total Area: 6,183 sq. ft.
 Parcel Owner/Developer: CAVA CAPITAL LLC
 Zoning: V-1 (COMMERCIAL)
 Proposed Use: RESIDENTIAL (INDL.FAM.1)
 Maximum Building Height: 3 STORIES
 Proposed Building Height: 3 STORIES
 District Area: 1200 SF (incl. street in R/W)
 Required Permits:



SCALE 1" = 20'
PROJECT NO. 18-5181
DATE February 22, 2019
REV May 13, 2019

SUP Plan
1200 N. 28th Street
CAVA Capital
City of Richmond, VA

parker
 DESIGN GROUP, INC.
 ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

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