

INTRODUCED: January 26, 2026

AN ORDINANCE No. 2026-043

To amend and reordain Ord. No. 2024-116, adopted May 13, 2024, which authorized the special use of the property known as 1515 Chamberlayne Parkway for the purpose of a mixed-use building containing up to 91 dwelling units, upon certain terms and conditions, to modify the plans and the terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 10 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2024-116, adopted May 13, 2024, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 1515 Chamberlayne Parkway, which is situated in a M-1 Light Industrial District, desires to use such property for the purpose of a mixed-use building containing up to [~~91~~] 150 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 (2020), as amended; and

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 10 2026 REJECTED: _____ STRICKEN: _____

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 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 1515 Chamberlayne Parkway and identified as Tax Parcel No. N000-0361/020 in the [2024] 2026 records of the City Assessor, being more particularly shown on a survey entitled [~~“1515 Chamberlayne Avenue, City of Richmond, Virginia,” prepared by SekivSolutions, and dated February 11, 2023~~] “ALTA/NSPS Land Title Survey and Topographic Survey for 1515 Chamberlayne Parkway, City of Richmond, VA,” prepared by Nyfeler Survey, and dated March 3, 2025, and provided as an inset on sheet G005 of the plans entitled “1515 Chamberlayne Ave, 1515 Chamberlayne Ave, Richmond, VA 23222,” prepared by DNAworkshop, and dated May 6, 2025, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use building containing up to [94] 150 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled [~~“1515 Chamberlayne Avenue, City of Richmond, Virginia” prepared by SekivSolutions, and dated February 11, 2023, and “1515 Chamberlayne Avenue Lofts, Richmond, Virginia,” prepared by MOTA, and undated~~] 1515 Chamberlayne Ave, 1515 Chamberlayne Ave, Richmond, VA 23222,” prepared by DNAworkshop, and dated May 6, 2025, with sheets A001 and A101 last revised November 18, 2025, and sheet A102 last revised November 7, 2025, hereinafter referred to [~~collectively,~~] as “the Plans,” copies of which are attached to and made a part of this amendatory 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 [94] 150 dwelling units, substantially as shown on the Plans. The [~~areas~~] area on the Plans labeled [~~“tenant”~~] “retail 1” shall be permitted to contain non-dwelling permitted principal and accessory uses in the TOD-1 Transit-Oriented Nodal District, pursuant to section 30-457.2 of the Code of the City of Richmond (2020), as amended.

(b) No more than [94] 86 off-street parking spaces shall be provided for the Special Use.

(c) No fewer than 15 long-term resident bicycle parking spaces shall be provided on the Property [~~, substantially as shown on the Plans~~].

(d) The height of the Special Use shall not exceed [~~five~~] eight stories, substantially as shown on the Plans.

(e) All elevations and site improvements, including landscaping, 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.

(g) 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 TOD-1 Transit-Oriented Nodal District, pursuant to section 30-518.4 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs and roof-mounted signs shall not be permitted.

§ 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 no fewer than six street trees along West Fritz 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, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administration 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.

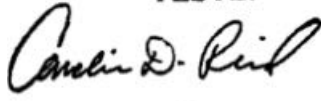
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 amendatory ordinance. An application for the building permit shall be made within [~~730~~] 1,096 calendar days following the date on which this amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: November 7, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To amend and re-authorize the special use of the property known as 1515 Chamberlayne Avenue Street, for the purpose of a mixed-use building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend Ordinance No. 2024-116 which authorized a Special Use Permit for the purpose of mixed-use building including 91 residential units and ground floor commercial, with 91 off street parking spaces, within an M-1 Light Industrial Zoning District. The proposed amendment would increase the unit count and the height from five (5) stories to eight (8) stories. A Special Use Permit is therefore required.

BACKGROUND: 1515 Chamberlayne Avenue is currently improved with two buildings with a combined 27,225 sq. ft. of commercial space, constructed in 1950, situated on a 35,352 sq. ft. (.81 acres) parcel of land. The property is located in the Chamberlayne Industrial Center neighborhood, between West Fritz and West Bacon Streets.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use which is defined as "Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses."

Intensity: Medium- to high-density, three to eight stories.

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

Secondary Uses: Institutional and government. (p. 62)

The current zoning for this property is M-1 Light Industrial Zoning District. Adjacent properties to the north, west, and south are located within the same M-1 District. To the east, the property is adjacent to an R-53 Multifamily Residential District. The density of the proposed development, overall, is approximately 150 units upon .81 acres equaling 185 units per acre.

COMMUNITY ENGAGEMENT: The Chamberlayne Industrial Center Association and the Edgehill Chamberlayne Court Civic Association were notified.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 26, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 23, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission, February 17, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2024-116

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

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



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

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 1515 Chamberlayne Avenue, Richmond, VA 23222 APARTMENT NO/SUITE _____

APPLICANT'S NAME: Theresa DeBoer EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): DNA Workshop

SUBJECT PROPERTY OR PROPERTIES: 1515 Chamberlayne Avenue, Richmond, VA 23222

APPLICATION REQUESTED

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

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

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

PROPERTY OWNER: Ramon Hardy

PROPERTY OWNER ADDRESS: 1519 Chamberlayne Ave. Richmond, VA 23222

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: (804) 252-5243

Property Owner Signature: *Ramon Hardy*

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.

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

July 15, 2025

RE: **Special Use Permit (SUP-12299-2022) Amendment – Proposed Use Description**
1515 Chamberlayne Ave, Richmond, VA 23220
Tax Map No.: N0000361020 / 0.812 Acres

To Whom It May Concern:

Our team here at DNA Workshop has reviewed the original special use permit, worked with the owner's team, and had pre-amendment application meetings with the City's review team as we have developed the accompanying Special Use Permit Amendment package.

Our design approach has considered and will meet or exceed the tenets set forth in the VUU/Chamberlayne Neighborhood Plan and the more recently adopted Richmond 300 Master Plan. The redevelopment of 1519 and 1515 Chamberlayne Ave site will include the demolition of the two existing buildings for a new eight-story apartment building and two-story parking deck. A total of (150) studio/1bd efficiency, one, two, ~~and three~~ bedrooms are planned for the development.

1 JDN
11/18/25

JDN
11/7/25

The ground floor will consist of (2) retail tenants, leasing office, mailroom and pet spa. The second floor will host a large coworking/flex space. The remaining floors (4-8) will include residential units and amenities including a large outdoor terrace space and fitness center. The eighth floor will also feature a 'rooftop lounge' and an adjacent outdoor terrace.

86

The development includes a total of (95) parking spaces. ~~(8) On-street parking spaces are provided along West Fritz Street with the remaining parking spaces across two levels of covered parking deck.~~ Our project will meet the master plan intent by incorporating outdoor greenspace, street lighting, outdoor seating, and pedestrian walkways.

JDN
11/7/25

The overall design aims to positively impact the Chamberlayne Ave. corridor by activating the streetscape while offering amenities to the tenants as described above.

Sincerely,

By:

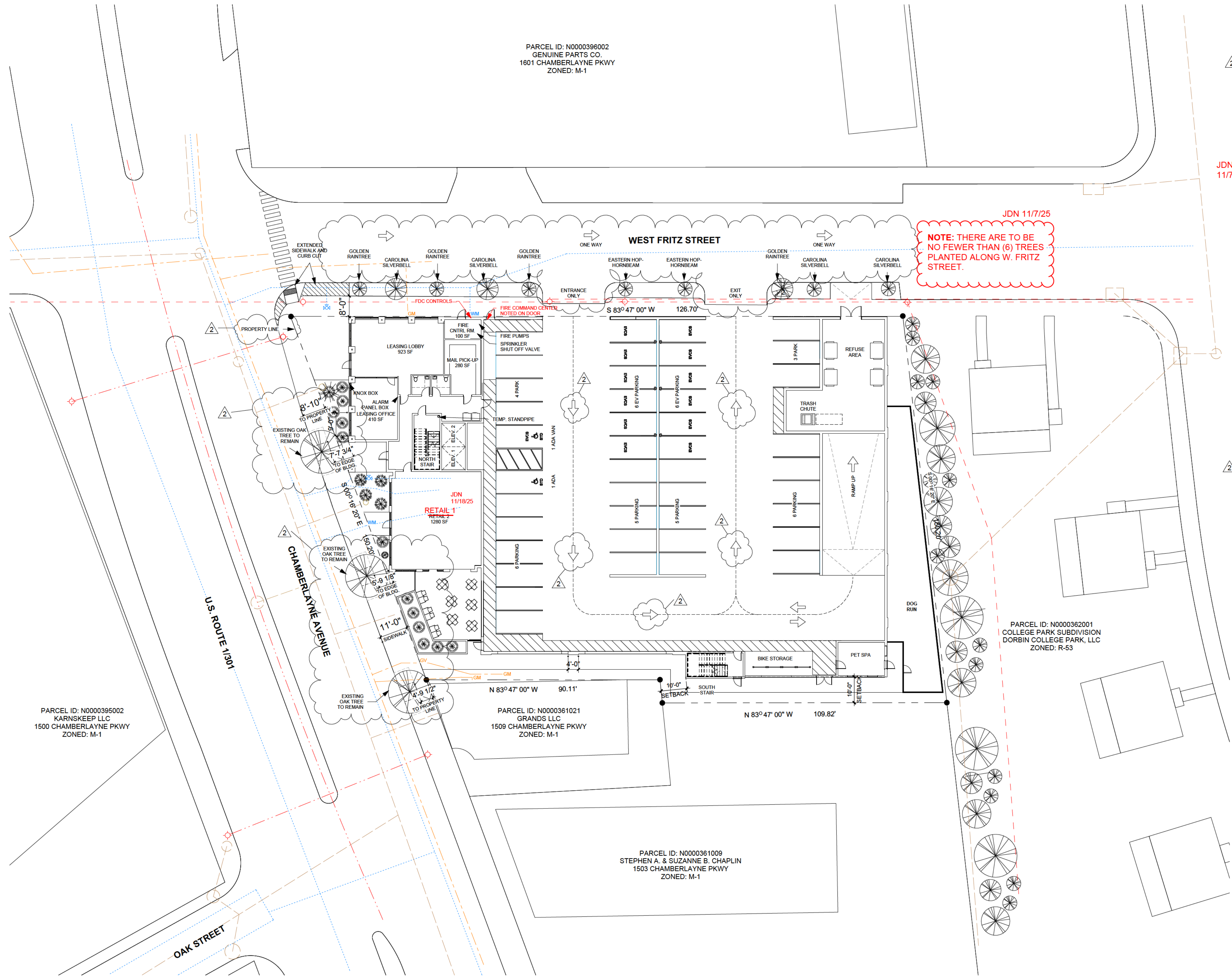


Name: J. Dyke Nelson
Managing Partner

GENERAL SITE NOTES	
1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.	
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.	
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.	
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.	
5. STORM SEWER AND WATER INFORMATION WILL BE PROVIDED IN A FULL CONSTRUCTION PLAN SUBMITTAL.	
6. PEDESTRIAN SITE LIGHTING ALONG W. FRITZ STREET AND CHAMBERLAYNE AVE TO BE PROVIDED AS PART OF CONSTRUCTION DOCUMENTS.	
SITE INFORMATION	
LOT SIZE:	0.812 ACRES
LOTS ZONING:	M-1
DISTRICT:	NA
PARCEL ID:	N0000361020
FLOOD ZONE:	X- NOT IN FLOOD ZONE
FLOOD MITIGATION:	NA
RETENTION/DETENTION:	NO RETENTION OR DETENTION
PARKING DATA	
STANDARD PARKING:	82 (INCL. 24 EV ELECTRIC CHARGING)
ADA PARKING:	2
ADA VAN PARKING:	2
TOTAL	86
SITE LEGEND	
	CONCRETE
	DIRECTION OF VEHICLE TRAFFIC
	ADA PARKING SPACE OR UNIT
	PROPERTY LINES
	CROSSWALK
	NEW CITY APPROVED SIDEWALK
TREE SPECIES OPTIONS	
COMMON NAME:	BOTANICAL NAME:
EASTERN HOP HORNBEAM	Ostrya virginiana
GOLDEN RAINTREE	Koelreuteria paniculata
CAROLINA SILVERBELL	Halesia tetrapeta
NOTE: EXISTING TREE WELL SIZES ALONG CHAMBERLAYNE AVE ARE DIMENSIONED 6'x6'	
UTILITIES LEGEND	
	DENOTES APPROXIMATE LOCATION EXISTING GAS LINE
	DENOTES EXISTING GAS METER
	DENOTES EXISTING GAS VALVE
	DENOTES EXISTING LIGHT POLE
	DENOTES APPROXIMATE LOCATION EXISTING OVERHEAD POWER LINE
	DENOTES APPROXIMATE LOCATION EXISTING SEWER SYSTEM
	DENOTES APPROXIMATE LOCATION EXISTING WATERLINE
	DENOTES EXISTING WATER METER
	DENOTES EXISTING FIRE HYDRANT
	DENOTES APPROXIMATE LOCATION EXISTING UNDERGROUND POWER LINE ENCASED IN CONDUIT

JDN 11/7/25

JDN 11/7/25
NOTE: THERE ARE TO BE NO FEWER THAN (6) TREES PLANTED ALONG W. FRITZ STREET.



PARCEL ID: N0000396002
 GENUINE PARTS CO.
 1601 CHAMBERLAYNE PKWY
 ZONED: M-1

PARCEL ID: N0000395002
 KARNSKEEP LLC
 1500 CHAMBERLAYNE PKWY
 ZONED: M-1

PARCEL ID: N0000361021
 GRANDS LLC
 1509 CHAMBERLAYNE PKWY
 ZONED: M-1

PARCEL ID: N0000361009
 STEPHEN A. & SUZANNE B. CHAPLIN
 1503 CHAMBERLAYNE PKWY
 ZONED: M-1

PARCEL ID: N0000362001
 COLLEGE PARK SUBDIVISION
 DORBIN COLLEGE PARK, LLC
 ZONED: R-53

1 ARCHITECTURAL SITE PLAN - LEVEL 1
 1" = 20'-0"

REVISIONS	
2	09/29/25 Revision 2

JOB NUMBER: 24-086
 ISSUED: 05/08/25

PRELIMINARY

NOT FOR CONSTRUCTION
 THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

ARCHITECTURAL SITE PLAN - LEVEL ONE

A001

PHASE: SCHEMATIC



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

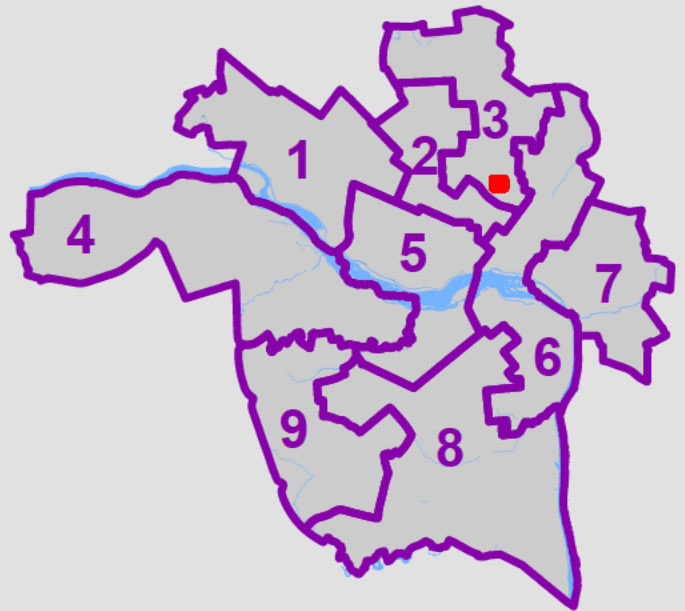
Special Use Permit - Amendment

LOCATION: 1515 Chamberlayne Avenue

APPLICANT: Theresa DeBoer

COUNCIL DISTRICT: 3

PROPOSAL: To amend and re-authorize the special use of the property known as 1515 Chamberlayne Avenue, for the purpose of a mixed-use building, upon certain terms and conditions.



For questions, please contact Alyson Oliver at 804-646-5789 or alyson.oliver@rva.gov

